

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

June 03, 2014
5:00 p.m.

Pledge of Allegiance
Roll Call:

1. **Minutes:** Approval of the April 22, 2014 meeting minutes
2. **Consent Agenda:**
 - 2.1. **CUP 2014-10** Consideration and action on a conditional use permit application for a public utility substation (water storage tank) for Camp Atoka LDS Church Private campground located at approximately 10700 East Highway 38 in the Forest Zone -5 (F-5) (Susan Eyzaguirre, Engineer and Agent for LDS Church)
3. **Petitions, Applications and Public Hearings**
 - 3.1. **Legislative Items**
 - a. **New Business**
 1. **ZDA2014-01** Consideration and action on a request to amend the 2002 Development Agreement for Wolf Creek Resort (Wolf Creek Stakeholder Members, Applicant)
4. **Communication Policy**
5. **Public Comment for Items not on the Agenda**
6. **Remarks from Planning Commissioners**
7. **Report of the Planning Director**
8. **Remarks from Legal Counsel**
9. **Adjourn to a Work Session**

WS1. Cluster Subdivision Ordinance Discussion

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT
A pre-meeting will be held at 4:30 P.M. in Room 108, no decisions will be made in this meeting.*



(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)

Minutes of the Ogden Valley Planning Commission Regular meeting April 22, 2014, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Pen Hollist, Chair; John Howell; Kevin Parson; Laura Warburton, Will Haymond

Absent/Excused: Ann Miller; Greg Graves

Staff Present: Sean Wilkinson, Planning Director; Jim Gentry, Planner; Steve Parkinson, Planner; Charlie Ewert, Planner; Chris Allred, Legal Counsel; Kary Serrano, Secretary

***Pledge of Allegiance:**

***Roll Call:**

1. **Minutes:** Approval of the March 25, 2014 and April 1, 2014 meeting minutes

MOTION: Chair Hollist declared the meeting minutes approved as written.

Chair Hollist asked if any member had ex parte communications they would like to declare. No ex parte communications were declared.

2. **Consent Agenda:**

- 2.1. **SUBVAC 2014-01:** Consideration and action on a request to vacate Lots 4 and 5 of The Sanctuary Subdivision including all public utility easements located at approximately 1500 Maple Drive, Huntsville UT (Timothy Charlwood, Applicant)

MOTION: Commissioner Warburton moved to approve consent agenda item SUBVAC 2014-01 to vacate Lots 4 and 5 of The Sanctuary Subdivision. Commissioner Parson seconded.

VOTE: A vote was taken and Chair Hollist said the motion carried (5-0)

3. **Petitions, Applications and Public Hearings**

- 3.1. **Administrative Items**

- a. **New Business**

1. **DR 2014-03:** Consideration and action on a an administrative application for a temporary material processing and rock crushing operation at The Retreat Subdivision located at 5334 East Elkhorn Drive in the Residential 20 (RE-20) Zone (Retreat Utah Development Corporation, Applicant, John Lewis, Agent)

This agenda item was not heard as it was withdrawn by the applicant.

4. **Legislative Items**

- 4.1. **New Business**

- a. **ZTA 2014-04:** Consideration and action on a request to amend the Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40) Section 2 (Permitted Uses by increasing the allowed size of a shed from 100 square feet to 200 square feet (Sunridge Property Owners Association Board Members, Applicant)

Jim Gentry said this is an application from the Sunridge Property Owners Association to amend the Weber County Land Use Code Title 104, Chapter 9, and Section 2 by increasing the allowed size of a shed from 100 square feet to 200 square feet. Property owners in the Forest Zones F-5, F-10, and F-40 can have a recreational vehicle or trailer on their lot and are allowed to have one shed not exceeding 100 sq. ft. In 1983 an amendment to the zoning ordinance was approved to allow temporary trailers in the Forest-5 Zones as well as 100 sq. ft. sheds. At that time, the County Commission was debating between 100 and 150 sq. ft. sheds and they went with 100 sq. ft. The amendment was added to allow lot owners a place to store tools and other equipment they needed to work on their lots. Today lot owners need a place to store and lock up costly ATV's and support equipment and not have to transport their equipment each time they visit the site. The other change to Section 104-9-3 Conditional Uses by removing number (16) Recreation Resort and renumbering and the proposal conforms to the goals and policies of the General Plan for recreation opportunities. Staff is recommending approval

MOTION: Commissioner Warburton moved to recommend to the County Commission approval of ZTA 2014-04 to amend the Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40) to include increasing the size of

the sheds from 100 sq. ft. up to 200 sq. ft maximum and remove from Title 104 Chapter 9 Section 3 number (16) Recreation Resort and renumber to reflect the change. Commissioner Howell seconded.

DISCUSSION: Chair Hollist said that mathematically that moves from a 10x10 to a 14x14 shed so it's not a huge building. Commissioner Warburton said that anything above 200 sq. ft. requires a building permit.

VOTE: A vote was taken and Chair Hollist said the motion carried (5-0)

b. ZTA 2014-03: Consideration and action on a request to amend the Weber County Land Use Code Title 104 (Zones) Chapter 13 (Forest Residential-1 (FR-1) Zone) to allow the nightly rental of a condominium dwelling with a platted condominium project (Cobble Condominiums, Applicant; Scott Littlefield, Agent)

Charlie Ewert said this is a request for a text amendment to change all the uses within the FR-1 Zone to allow nightly rentals. Through staff's analysis, they have determined that it would be best to the text changes for the existing condominium. When the applicant came and petitioned for a change he was hoping to get nightly rentals specifically within his complex. To illustrate the analysis that was conducted and there are three primary questions that he posed in providing this analysis:

1. Is it reasonable to permit the use in the FR-1 Zone? The FR-1 Zone is intended "to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development." That is the purpose of the FR-1 Zone.
2. How might the new use affect existing residents within that zone? Mr. Ewert said as they did the research on this project, they found that nightly rentals are also found in Bed and Breakfasts in the zone and they are allowed in the PRUD's by conditional use permit within the zone. So if they were to apply for a Planned Residential Unit Development, they could ask for nightly rentals as well. One of the complications of the Cobbles and perhaps the reason why they aren't a PRUD is because they were a platted condominium project that was platted back in the 70's, prior to specific ordinances allowing the PRUD conditional use permit. If the zone was intended for low density residential but currently allows for certain nightly rentals, what is it that the Planning Commission, County Commission, and the citizens in the FR-1 Zone want? Staff's recommendation would be neutral, but in reading the purpose statement of the FR-1 Zone, its intent in the beginning was to provide for single family residential homes. If that was currently what the zone is, it would be an easy recommendation to not allow nightly rentals; however, it's not as clear as that because the zone has evolved.
3. The point is to provide a balance between the desired use of the zone and the need for an ordinance amendment. Staff finds that zones creep over time by simple corrections or updates so we want to check that the request from the applicant fits in well with the zone, fits in with the purpose, and fits in with the rest of the ordinance structure and framework so that there are no unnecessary complications in our ordinances.
4. A final point is the County Commission feels that this is not a use that should be allowed in the zone, this Planning Commission may want to address this with staff, and have us go back and look at the PRUD Ordinance and determine whether or not nightly rentals should even be permitted.

Commissioner Warburton asked staff to clarify the difference between platted condominiums and PRUD's. Mr. Ewert replied that the State of Utah has adopted the Condominium Act which states how to plat the condominium. Condominium complexes can be just like an apartment complex; however, the airspace within each unit is owned and there is a deed to it. You can plat condominium complexes with the PRUD Ordinance, but it's not restricted to only ownership of the condominiums.

Chair Hollist asked staff to clarify the paragraph, "allowing nightly rental units throughout the zone, may not precisely align with the zones single family residential character." Mr. Ewert replied that currently the F-1 Zone primarily has single family residences and his exhibits will show that the F-1 Zone is primarily in the Ogden Canyon with a very small spot in the valley. Staff didn't want to advance nightly rentals being allowed everywhere including single family residences, because it could negatively impact a single family neighborhood. Staff encouraged the applicant to focus more on the condominium complex because the condominium will have an association with a board and potentially a management company with the ability for the complex to maintain the facility better than a single family residence where there are absentee owners.

Commissioner Warburton asked if they approve this on the conditional basis, and put it Section 108, then the PRUD has certain qualifying regulations that are already set, but for future condominium projects that want to qualify and be able to rent nightly locating specifically in that zone. Mr. Ewert replied to get the condo plat within this zone they would need to use

the PRUD Ordinance to do so.

Commissioner Warburton asked if the PRUD was allowed way back then, and nightly rentals were available to the condominium project, but an applicant didn't have land available and they didn't meet all of the qualifications, what they would have to do to get a variance. Mr. Ewert replied that if the only issue is that there is a lot size problem, they would petition the county to seek out a variance in the lot size requirement and that would go to the Board of Adjustment who would consider they meet the criteria for a variance.

Sean Wilkinson said that a PRUD currently requires 24 units as well and this condominium has only 16 units, so that would need two variances.

Commissioner Parson said that this project should not be related to a Bed and Breakfast. In the FR-1 Zone the Bed and Breakfast has kind of crept in and clouded our perception of the impact on single family dwellings. Bed and Breakfast has stipulations like the property owner has to be on the premise, must have a 2-1/2 acres minimum lot size, 250 feet of frontage, and the end has to be 300 feet from the nearest existing dwelling. They have done a good job protecting the general plan as it relates to a single family dwelling.

Charlie Ewert said that on Exhibit A is the application is 7 sheets provided to us from that applicant. There was little information provided there that might have been misunderstood by the public that was provided research from the county, but it was actually provided by the applicant. Exhibit B is the proposed amendments that need to be changed are in blue and deletions are struck out in red. Exhibit C is the zoning map of all the FR-1 properties within Weber County. The final Exhibit is the previously implemented land use code and during the process he found an error; nightly rentals are anything that is rented out 3 days or less as opposed to 30 days, and anything after 30 days are nightly rentals.

Chair Hollist said before we get into the applicant and public comments, he would like to explain what this Planning Commission's role in this matter and to clarify what they are doing here. They are talking about changing the law; and going to the County Commissioners with a recommendation from the Planning Commission on how they wish the law to read for the FR-1 Zone. There seems to be a 50/50 for and against nightly rentals, so there is likely to be emotions involved here, to the extent, that you the public are able to advise us, as to how this Planning Commission should act relative to changing the law, because that is what the County Commission expects of us. There needs to be something of substance as we go to the County Commission and make recommendations.

Scott Littlefield, the applicant who resides in Ogden Canyon, said that he asked staff if he could bring Howell Lee to the meeting and address the issues. Staff said that would not be a problem. He said he would address a question if all the units were occupied. This is broken down into four different groups; of the 16 units in the Cobbles area, owner occupied they currently have four long term rentals, they have five owner unoccupied, and seven or part time occupancy. I would like to turn this over to Mr. Lee who is an owner and a part time resident at the Cobbles.

Chair Hollist said for the record, they have heard from the applicant and now entering the public comment portion.

Howell Lee, owner of Cobbles Condominium, said the Ogden Valley General Plan Recreational Element acknowledges the importance of facilitating recreational uses in the Ogden Valley because the valley competes with other outdoor recreation destinations for tourist income and there is a lodging limited recreation area which means it sells out during high peak time periods. It's worth looking into other recreational areas like California when they limited single family rentals and lost 10.4% of their ski economy to Utah which translates to 180,000 Californians going to Utah to ski per year. The city of Lake Tahoe had restrictions on nightly single family rentals. When Park City changed its ordinance allowing single family nightly rentals and the collection of the Transient Occupancy Tax (TOT), they received an increase of 9.95% with an increase of tourism spending of 4.7%. Lake Tahoe's TOT receipts increased by 13.4%, and tourism spending increased by 8.9%. They found that the average days stayed by transient renters in a hotel/motel was roughly 3.4 days, condo's 3.5 days, and private single family rentals approximately 10.4 days. Nightly single family rentals in Cobbles Condominium offer a unique opportunity for Weber County to capture additional benefit; roughly conservative per unit annual benefit of the economy to be \$75,000. Cobbles Condominium resale prices have plummeted 30-50% from pre 2008 property values compared to 2009 home sales, has suffered two foreclosures, and the overall prognosis in the Ogden Valley is dismal. In order for the Cobbles Condominium to realize a significant property value, the condominium needs something to change. The exposure of condominium property to non-local potential buyers during their vacation stay has the potential to be that mechanism, and limiting of the rentals would

be a debilitating hurdle in realizing any upsize to property value. The Homeowners Association does have the ability to limit this activity through their CCNR's.

Mike Bachman, who resides in Cobbles Condominium, said he bought a house in the Ogden Canyon with the idea of turning it into a nightly rental. He bought the house for \$45,000 and the previous residents destroyed the property and he was forced to evict them. Currently he has people renting by the month but would prefer renting by the night. This property is well maintained otherwise he could not rent it out to people and if they destroy it, he could charge them.

Taylor Jones, an Attorney representing the Cobbles Board of Directors, said that the number of documents that has been submitted has been misrepresented as far as the number of owners that are in favor of this amendment being passed. There was a sheet signed by 8 or 9 people, and there are only 3 owners that support this amendment moving forward. Many of the people that are on there are married and only represent one unit, 2 of the people on there are on the side of the board and would like for the amendment not to be passed. There is only a small minority of people who live at the Cobbles who are looking at having this amendment passed. Condominiums in Utah have the authority to restrict rentals; and the association is in the process of having an amendment, that no matter what the Planning Commission decides, they will restrict nightly rentals either way. As for the security and nuisance concerns, there have been multiple occasions where the police have been called over the past several years for people who have been renting nightly. This is a residential area with full time residents and it's a gated community where people that live there are concerned about security and the number of people who have the gate's access code. There is a concern about maintenance, and the association doesn't hire people to maintain the property. The association is concerned that those people who rent short term won't be concerned about the maintenance. The other concern is about the parking as there is no street parking in these units and trailers are not allowed. There is a concern about fire and health ordinances as well. The owners when they purchased their units should have looked at their contract and noticed that there were no nightly rentals allowed in the condominiums. The Cobbles was created to be a residential community not a place where people come on a temporary basis, and is not fair for those people who reside there on a full time basis to have to deal with the problems of temporary residents.

Patty Littlefield, who resides in Cobbles Condominium, said she is a board member and voted for nightly rentals. They rent their property on a nightly basis and if a situation arises she is right there. As for the gate, that is always open during the winter and anyone can enter. They have had fisherman that come into the property without any problems. The trailer that they talk about is from someone that lives there on a long term basis. As for the insurance, they bought another insurance policy on top of the insurance provided by Cobbles so they would have enough to cover potential nightly rental damage.

Diana Taylor, who resides in Ogden Canyon, said she bought this home in 1989, and her condominium area is beautiful. She has been a board member as a secretary in Cobbles Condominium for a number of years. They have had more disruption with nightly rentals and were told that it was because the board is dysfunctional which it is not; it's the nightly rental's that make it dysfunctional and that is why the police have been called.

Nonnie Lee, who resides in Eden, said he father resides in Ogden Canyon and is a long term renter. She runs a concierge service for all of these nightly rentals and provides cleaning, shoveling, lawn mowing, and taking care of various issues as previously stated. There have been just as many problems with long term rentals as with short term rentals. They are not just renting to people that are coming for one night at a time and most of the time these people benefit Weber County. They are keeping her in business and her mother's barbershop in the valley in business. They spend money on food, recreation, and keeping the economy going there too. Most of these people are willing to come to somewhat a meeting in the middle, with contracts of understanding the differences of people coming and totally terrorizing the neighborhood. We have more problems with long term residents than with nightly rentals. They do track the people that they rent to. If they are not renting these condos then the condos sit there vacant being overrun by rodents and other things. When they go from 7,500 people to 35,000 people, half of the valley right now is a nightly rental community.

Greg Johnson, who resides in Clinton, said he bought his home four years ago, and he has spent thousands of dollars remodeling their home. It was meant to be a retirement home, and currently they are unable to reside there, but they do go there on weekends to enjoy their property, and have been doing so for several years. These are private homes and this is not zoned for rentals and the county has been called several times but these rentals keep going strong. He is the president of the Cobbles Condominium Board, and they have 12 owners that definitely do not want rentals, and are going to sign the CC&R's. These owners want this to be a private community and they want for it to stay that way.

Chris Barnard, who resides in Ogden Canyon, said he bought his property for \$190,000 with the idea of living in a safe secure place. He moved here from Hawaii where there are a lot of transients and new neighbors everyday and he wanted to get away from that. If he had any idea that something like this was going to happen, he would have never considered moving here.

Mark Jim Nayland, who resides in Ogden Canyon, said that he was the former Board President of the Cobbles Condominium and served for 8 years; he is still on board and has been since 1978 when the Board was first formed. The intention of the Cobbles was to be a private residential neighborhood and the board members have worked to keep it that way. They have had discussions about limiting the long term rentals and it maybe something to consider in the future. They are a private single family community and he would like for it to stay that way. He has sympathy for his neighbors that have bought property with the idea of doing some development and making a profit from that; he has no argument with them doing that outside of their condominium. He opposes any change and appeals by the Planning Commission. This is a gated community and security issues are a serious concern. Having traffic coming through and not screened is a concern for all of them who have signed this petition opposing short term rentals. He has worked with sex offenders and rehabilitated them, but without a background check, there is no way that they are recognizable in the community, and being a parent and grandparent, he doesn't want them in his neighborhood.

Steve Clarke, who resides in Eden, said he has advantages and disadvantages for not being a property owner of the Cobbles. It seemed to him that the homeowners are putting the Planning Commission in a very awkward position, based on this requested law change and it could be possible to meet both needs. He believes that mitigation is possible even in this unusual case where you have no private residences that share a big septic field, the units share parking, and have common space where they play and live with all kinds of restrictions that make it difficult to accommodate nightly rentals. But in the spirit of cooperation, mitigation in almost everyone of these objections is feasible should the board and property owners decide that they wish to do it. The cost of mitigation could be borne by those property owners who rent nightly, and not by the people who are permanent residents. It seems that the PRUD Ordinance being implemented in the FR-1 Zone establishes precedence for permitting a text amendment that would allow nightly rentals, and then it becomes the property owner's decision. Let the property owners decide whether now's the time to have nightly rentals.

Collette Nayland, who resides in Ogden Canyon, said she wants to live there where her family can live and doesn't want to live in a commercial place where there are rentals. She noticed that those that want nightly rentals do not live there; they reside somewhere else, but want to make money in their neighborhood. Do they want nightly rentals in their neighborhood? Would this Planning Commission move into a place with the understanding that it was going to be a private zone for them to live, and all of a sudden it changes to nightly rentals? She is concerned about the law being changed and her quality of life being changed.

Howell Lee representing the applicant said one point he would rebut is how many people at Cobbles are for and how many are against; they don't have the answer to that, but they will find the answer to that in the days to come. If indeed it is the majority of the owners who built this place, than the CC&R's will be modified to reflect that. In reference to insurance, in the third quarter of 2013, the Homeowner's Association President approached him and indicated that he didn't have a problem with him doing nightly rentals except for the liability. He was asked to have a safety meeting with his insurance agent to raise his personal liability, which he did and it doubled his insurance premium to accommodate his fellow owners. The final point is if we go back to competition and economic environment of Weber County, Snow Basin, and Powder Mountain have a strong economic benefit from skiing, and his wife sells vacation destinations from the United States and Canada. Weber County is in a competitive fight for its economic life. The biggest rivals for the tourist income would be from the Cottonwood and Park City because that is the closest competitors. In terms of being sold out in lodging, Weber County is first; this is a controversial thing but if they are going to be competitive, it needs to start somewhere.

The HOA representative said that according to their calculations, there are four full time people, five that are part-time, three long terms renters, three nightly rentals, and one other unit where the person lives there and rents it out.

MOTION: Commissioner Warburton moved to recommend to the County Commission approval of ZTA 2014-03 to amend the Land Use Code Title 104-13-1 to allow the nightly rental of a condominium dwelling within a platted condominium project as a conditional use and to also change in 108-7-25 and change the error from 3 days back to 30 days. There was no second on the motion.

Commissioner Warburton said that if they vote this down they take the side of the board; and if they don't and allow it as stated by Mr. Clarke, they give them the opportunity to work this out. They are not in the business of deciding bylaws and CC&R's, or make decisions on who can make money and who can't. This is a property rights issue; as a condominium, they have a board, and they can make those property issue decisions together, and they should have the opportunity,

Chair Hollist said they do have the option to put this action on the table and instruct the homeowners to work it out. In listening to everyone, it seems that either way they go, they are in the middle; one way to avoid that is to put it on the table for a period of time and have them work it out and come back with a resolution.

Commissioner Warburton said what they are here is to decide land use issues, and whether or not they should give permission to further condominium projects where they can apply for a conditional use permit based on PRUD requirements that are already in the law; they are just giving them the right to apply for a conditional use.

Commissioner Parson asked if they go the route of the conditional use, then they go back to the conditions of the PRUD as it stands right now, in terms of the conditions they make their decision upon. Commissioner Warburton said they could give them a time limit of one year and have the applicant come back.

Chair Hollist said if they are recommending to the County Commissioners to change the law, would they be able to change the law for a period of time? Commissioner Warburton replied as part of the conditional use that is the mitigation and that would be something that this Planning Commission could impose, by conditional use, a time limit if they choose to.

Commissioner Howell asked legal counsel if the law is changed for this PRUD; on the Weber County Land Use Code, can the conditional use permit be added on the tail end? Chris Allred replied yes, that is what is proposed and if they amend the ordinance to make it a conditional use permit, then that's exactly what happens, and then they have to come back and get a conditional use permit before they can have a nightly rental.

Sean Wilkinson said that this discussion is starting to focus more on the Cobbles and it needs to focus more on the FR-1 Zone and whether or not this use is conducive based on the purpose and intent of that zone. The motion will need to contain the findings to that end. Regardless of what the decision is, you will need to have findings that reflect why or why not this is a good idea in the FR-1 Zone.

Commissioner Warburton said staff is correct and what they are looking at is a variance in that zone and it would have to be a PRUD as already stated. It would have to be a condominium project and it would be conditional, so they would have to come before the Planning Commission.

Chair Hollist said that the properties in this condominium association have been rented nightly and illegally for who knows how many years. It's an FR-1 Zone and nightly rentals under Weber County law are prohibited. No amount of letters from the HOA, no amount of calling the sheriff, no amount of brow beating the owner has changed that. So the question is, do we change the law to satisfy those that want to rent nightly or do we require them and uphold the law like the rest of the citizens.

MOTION: Commissioner Parson moved to not change the currently existing law to allow nightly rentals in the FR-1 Zone. Commissioner Howell seconded.

Sean Wilkinson said aside from that amendment, there were two other amendments that were to be considered as part of this, not necessarily applying directly to that section.

Charlie Ewert said that if the Planning Commission would look in Exhibit B, the changes on page two would not be included with a negative recommendation. For the changes on page three, they would want to change the recommendation from 3 back to 30 days. The changes on page four addresses parking per rental sleeping rooms throughout the county as it applies to FR-1 Zone and they have found some inconsistencies and how it can be applied elsewhere, and changing the language could help that, although it may not be as imperative without the other portion of the amendment, but it would clean it up. Page six provides some administrative cleanup to the PRUD Ordinance as it relates to nightly rentals and you may want to consider these in a different meeting, on a different topic. He could take out the negative recommendation and then bring it back to the Planning Commission another time.

DISCUSSION: Chair Hollist said that maybe if they table the motion with the idea that they are not going to make a recommended change to the law; other appropriate changes to the law would in fact be sorted out by tabling it.

Commissioner Howell asked if they could just table the items in question. Chair Hollist replied they have to act on the motion as it stands. Commissioner Howell asked if they could split off the other items that are affected by this ordinance. Chair Hollist asked Charlie to go through Appendix B, with the assumption that they are not going to allow nightly rentals, and point them to those paragraphs and let's rewrite the language so they can add those as a friendly amendment to Commissioner Parson's motion on the table and see if that is going to meet the requirement. Commissioner Warburton said that they would have to split vote and they don't have a separate file number for those two. Chris Allred said why don't they take a vote on the first part and somebody can make a motion on the remaining items.

Commissioner Howell said they have 11 people that are against nightly rental. The location at 208 Ogden Canyon does not have a PRUD and it would not qualify for a PRUD if they applied for it now so this is spot zoning, and with the majority are against it, it should be that majority rules. Commissioner Warburton replied that this is not spot zoning; it is more a property rights ownership issues, and she didn't want to tell the board what they can or cannot do.

Commissioner Haymond said as commissioners they need to be objective, and he has his list of positive and negatives, and the negatives outweigh the positives.

Commissioner Warburton asked what the differences between a condominium complex and a PRUD. Mr. Ewert replied that a Planned Residential Unit Development is a tool to plan out a specific residential development. You can have a condo within the PRUD, a condo side by side with single family dwelling units in a PRUD, townhomes, or whole mixed uses. A condo is a very specific tool under state law which takes a building or a structure or a group of buildings and structures and parcel by the air space that somebody owns the deed title. Commissioner Warburton said that this is a variance. Mr. Wilkinson replied the state code is very specific as to the criteria for a variance and the Board of Adjustment cannot grant a use variance which is what this would be if they were asking for a variance for nightly rental; it is currently prohibited under state code.

VOTE: A vote was taken and Chair Hollist said the motion carried (5-0)

Sean Wilkinson said for clarification, the motion from the Planning Commission will be heard by the County Commission and they will make the final decision.

Charlie Ewert said since we're clarifying, lines 60, 61, and 62 was to omit from the proposal and that was just done. Your final motion can be summed up by moving to approve the remaining of the changes or you could go through each of these sections; line 103 Section 108-7-25 supplemental regulations relating to nightly rentals. Page 4 is changing from 3 back to 30 and that is not a legislative action that changed it to 3. Section 108-8-2 parking space per dwellings, line 127, 128, 129, 130, and 131 of the proposed legislation and what this says is if they have a single family dwelling and have nightly rentals in that single family dwelling, there has to be two parking spaces for that single family dwelling and an additional .75 space for every rental sleeping room above and beyond two. On page 6 of 6, Section 108-5-4 which is use requirements within the PRUD Ordinance states that if is the use allowance built into these subdivision codes that you can use if you have a PRUD; you can ask for a conditional use permit for a nightly rental, and it restates what can be considered for nightly rentals. Previously there had been a number of single family residences, a number of other types of housing units that had been approved for nightly rentals. What this code does is it clearly states what they have already done in the past. To clarify, Part D this is what it currently states: *"any housing units to be developed or used for time share condominium rental apartment, lock out sleeping room, for night rentals, etc., shall be declared and designated on the site development plan."* What it is proposed to say is, *"any housing units to be developed for use in whole or in part for sleeping rooms, including walkout sleeping rooms, for nightly rentals shall be declared and designated on the site development plan and shall adhere to the additional parking requirements per rental sleeping room as provided in Title 108-8-2."*

MOTION: Commissioner Parson moved to alter the proposed text amendments of the Land Use Code in Exhibit B that piggybacks on ZTA 2014-05 to the following: Lines 102 - 105 changing from 3 to 30 days; Lines 127-131 to strike out those that are in red and keep those that are underlined in blue. Commissioner Haymond seconded.

VOTE: A vote was taken and Chair Hollist said the motion carried (5-0)

10. **Adjournment:** The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning Division



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for a public utility substation (water storage tank) for Camp Atoka LDS Church private campground.
Agenda Date: Tuesday, June 03, 2014
Applicant: Susan Eyzaguirre, engineer and agent for LDS Church
File Number: CUP 2014-10

Property Information

Approximate Address: 10700 East Highway 39
Project Area: 80 acres
Zoning: Forest Zone (F-5)
Existing Land Use: Private campground
Proposed Land Use: Public utility substation to serve private campground
Parcel ID: 21-018-0001
Township, Range, Section: T6N, R2E, Section 14

Adjacent Land Use

North: Forest	South: Forest
East: Forest	West: Eagles Campground

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Buildings and Public Utility Substations and Structures)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscaping and Screening Design Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

Camp Atoka, a private campground for the LDS Church, is requesting approval of a conditional use permit for a public utility substation (water storage tank). The F-5 Zone allows a "public utility substation" as a conditional use.

This site at the mouth of South Fork Canyon is adjacent to other similar campgrounds and some residences. The campground is in need of an expanded water system. Their current water system is a well and well house, but does not have the infrastructure for large storage of water. The proposed 15,000 gallon tank will be buried on the hillside 120 feet (elevation) above and 500 feet (distance) from the stream and camp. Two buried water lines will serve the tank and a (90 feet long by 6 feet high) soil retaining wall will be built above the tank to control the hillside. All disturbed areas are to be revegetated with a grass mix. A set of site plans and a copy of the application have been included as exhibits.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed public utility substation meets these requirements.

Section 108-4-4 Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The public utility substation site does not produce the typical negative impacts of noise, dust, vibration, etc. The water tank will not be visible, but the site location and buried line will require that trees and brush on the hillside be disturbed and visible. The plans indicate that the soil disturbed in the area will be seeded with native grasses. This should reduce the prominence of the buried tank and retaining structure.
2. This application meets the requirements of the Land Use Code and will be similar to other uses in the area.

Conformance to the General Plan

As a conditional use, this operation is allowed in the F-5 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this proposal will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber County Planning Division

Staff Recommendation

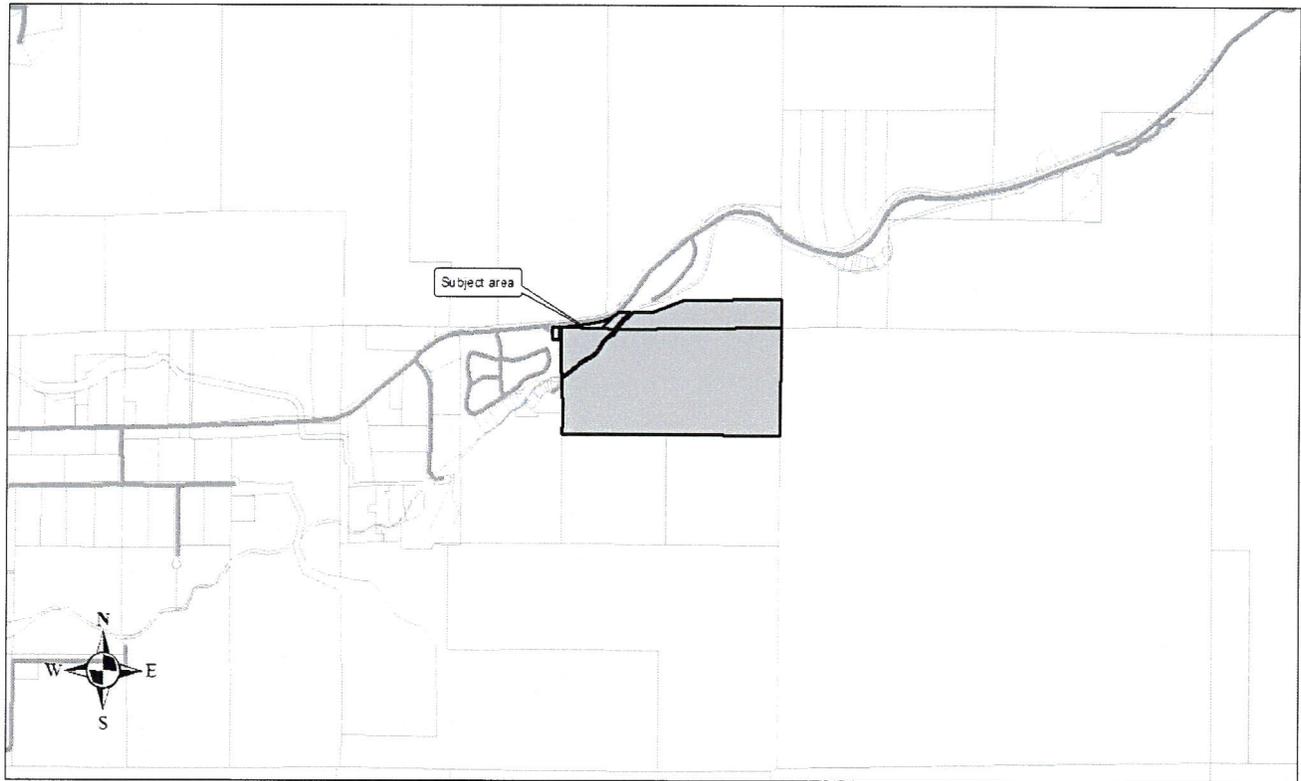
Staff recommends approval of this conditional use application, subject to the conditions of approval and staff recommendations in the staff report.

Exhibits

- A. Site Plans
- B. Applicant Narrative
- C. Location Map

Maps

Map 1



Map 2



Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed April 24, 2014	Fees (Office Use) \$225	Receipt Number (Office Use) 2974	File Number (Office Use) CUP2014-10
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Property Owner Contact Information

Name of Property Owner(s) Corp of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints		Mailing Address of Property Owner(s) UT American Fork PM Office 110 East Main / PO Box 268 American Fork, Utah 84003	
Phone 801.815.0260	Fax		
Email Address (required) bigelowbc@ldschurch.org		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Susan Eyzaguirre		Mailing Address of Authorized Person 2890 East Cottonwood Parkway, Suite 300 Salt Lake City, Utah 84121	
Phone 801.617.3242	Fax 801.617.4200		
Email Address susan.eyzaguirre@mwhglobal.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Camp Atoka - Project No. 502-6679-13010101	Total Acreage 73 ac	Current Zoning F-5
Approximate Address 10700 East South Fork Canyon Huntsville, Utah	Land Serial Number(s) Parcel No. 210180001	

Proposed Use
Camp

Project Narrative

The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints (LDS Church) has planned to upgrade the drinking water system for Camp Atoka, located east of Huntsville, Utah, in South Fork Canyon. Camp Atoka is located on LDS Church property parcel # 210180001. Proposed improvements include the addition of a new water tank ~120 feet above the stream and associated water lines to provide consistent water supply for the camp. The water lines are 2 and 4-inch diameter HDPE, and the tank is a 15,000-gallon fiberglass reinforced plastic (manufactured by Xerxes) tank that will be buried on the hillside. The proposed tank is 30-ft long and 10-ft in diameter. An approximate 5000 sq-ft area will be cleared on the hillside to allow installation of the tank, and a soil retaining wall (~90 ft long and ~6 ft tall) will be installed above the tank to stabilize the required cut slope.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

Construction noise. Typical construction site noises are expected (i.e., from large equipment operation, truck deliveries, and portable electric generator operation). The active construction period is expected to last about 8 weeks.

Visual impacts. The water system improvements are designed to minimize visual impacts. Clearing and grubbing will be needed to install the water lines and water tank. Construction disturbance will be limited to no more than a 30-ft width along the pipeline alignment (see drawing sheets C-1, PP-1, PP-2, and PP-3), and a 50-ft by 90-ft area where the tank is to be installed (drawing C-2). The tank will be buried and completely covered with 3-ft of soil. The finish color of the soil nail wall will be selected to blend into the environment. Disturbed areas will be restored to their original condition, and areas along the pipeline route and cleared tank area will be reseeded with native grasses.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Improving the water system will provide a reliable and safe drinking water supply for outdoor recreation activities on the property, which satisfies objectives for F-5 Forest Zones as stated in Weber County Zoning Ordinance. Continued use of the property for a Camp provides a natural environment for a summer camp where people can enjoy the forest and wildlife and experience the value of the natural resources of the canyon. Additionally, Camp Atoka meets requirements of the Forest Campground Ordinance of Weber County.

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Authorized Representative Affidavit

I (We), Steven Terry, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Susan Eyzaguine, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]

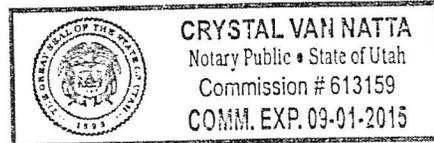
(Property Owner)

(Property Owner)

Dated this 24 day of April, 20 14, personally appeared before me Steven Terry, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]

(Notary)





WEBER COUNTY CMS RECEIPTING SYSTEM

OFFICIAL RECEIPT

*** REPRINT ***

Date: 24-APR-2014

Receipt Nbr: 2974

ID# 19936

Employee / Department: ANGELA - 4181 - PLANNING

Monies Received From: POSTMA

Template: PUBLIC WORKS

Description: CONDITIONAL USE PERMIT

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	225.00
Grand Total	\$	=====	225.00

Account Number	Account Name	Comments	Total
2014-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			225.00

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

**CORPORATION OF THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

100% Construction Drawings for the

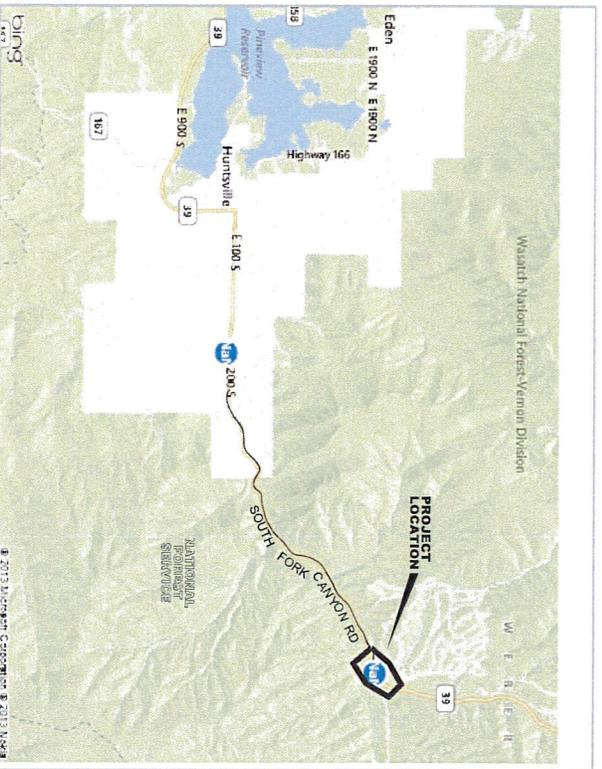
**CAMP ATOKA
PROJECT No. 502-6679-13010101
WATER SYSTEM IMPROVEMENTS**

APRIL 2014
CONFORMED SET





LOCATION MAP



VICINITY MAP

LIST OF DRAWINGS

GENERAL		ELECTRICAL	
1 G-1	COVER SHEET	15 GE-1	ELECTRICAL NOTES & SYMBOLS
2 G-2	LOCATION MAP, VICINITY MAP AND LIST OF DRAWINGS	16 GE-2	ELECTRICAL DETAILS
3 G-3	SYMBOLS AND ABBREVIATIONS	17 SE-1	ELECTRICAL SITE PLAN
4 G-4	PIPE SCHEDULE	18 E-1	ELECTRICAL ONELINE & CONDUIT DEVELOPMENT
CIVIL		19 E-2	ELECTRICAL SCHEMATICS AND PANEL LAYOUT
5 GC-1	GENERAL CIVIL NOTES AND DETAILS - I		
6 GC-2	GENERAL CIVIL DETAILS - II		
7 GC-3	GENERAL CIVIL DETAILS - III		
8 GC-4	GENERAL CIVIL DETAILS - IV		
9 C-1	OVERALL SITE PLAN		
10 C-2	SITE PLAN DETAIL AT TANK		
11 C-3	CROSS SECTION A		
12 C-4	CROSS SECTION B		
13 PP-1	PLAN AND PROFILE 1 STA 0+00 TO STA 3+00		
14 PP-2	PLAN AND PROFILE 2 STA 3+00 TO STA 6+98.40		



Sheet No. **G-2**

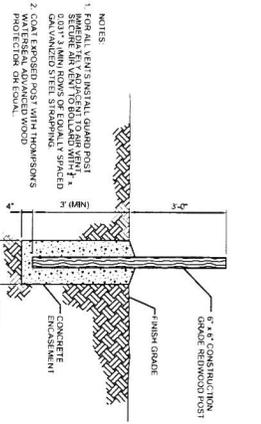
PROJECT NO.	17200 EAST SOUTH FORK CANYON (SR-39), HUNTSVILLE, UTAH
DATE	02/15/14
SCALE	AS SHOWN
DESIGNED BY	...
CHECKED BY	...
DATE	...

Project for
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
17200 EAST SOUTH FORK CANYON (SR-39), HUNTSVILLE, UTAH

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

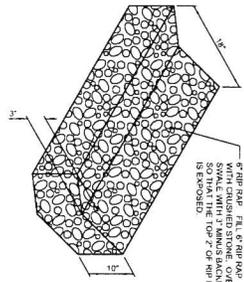




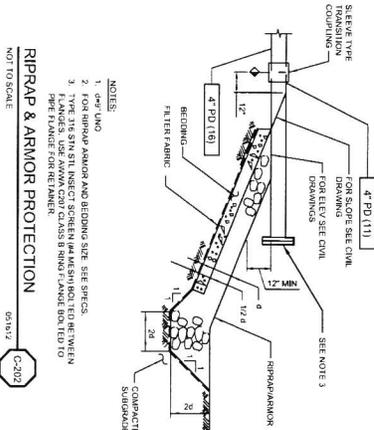
GUARD POST (BOLLARD) REV 07/08 C-114

NOTES:

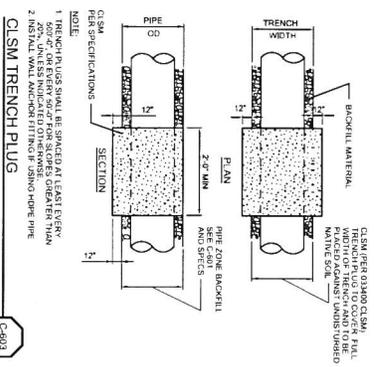
1. FLEXIBLE PIPE REFERS TO ALL STEEL, DUCTILE IRON, AND PLASTIC PIPES.
2. TYPICAL TRENCH SECTIONS IF AVAILABLE TO BE USED ONLY WHERE STABLE, COMPACT SOIL CONDITIONS EXIST. IF SOIL CONDITIONS OR JUMP OBSTRUCTIONS ARE UNDESIRABLE, THE ENGINEER SHALL BE ADVISED SHOULD THIS OCCUR.
3. THE NEED FOR PROTECTIVE SYSTEMS AND EXCAVATION IS ONE'S SHALL BE DETERMINED BY THE ENGINEER. CONSULT THE LOCAL, STATE AND FEDERAL (OSHA) SAFETY STANDARDS AND REGULATIONS AND GEOTECHNICAL CONSULTANTS FOR COMPLEMENTARY STANDARDS AND REGULATIONS.
4. PROTECTIVE SYSTEMS SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL (OSHA) SAFETY STANDARDS AND REGULATIONS.
5. SUPPORTING CONSTRUCTION SHALL BE SUBMITTED TO THE ENGINEER AND FEDERAL (OSHA) SAFETY STANDARDS.
6. UNSUPPORTED VERTICAL AND/OR SLANTING TRENCH WALLS SHOULD BE PROTECTED BY SHIELDING, SHIELDING SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL (OSHA) SAFETY STANDARDS AND REGULATIONS. THE LESS SUPPORTING DOCUMENTATION IS PROVIDED, ACCORDING TO OPEN EXPOSED SAFETY STANDARDS.
7. ALL TRENCHES SHALL BE PROTECTED BY SHIELDING. THE SHIELDING SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL (OSHA) SAFETY STANDARDS AND REGULATIONS. THE LESS SUPPORTING DOCUMENTATION IS PROVIDED, ACCORDING TO OPEN EXPOSED SAFETY STANDARDS.
8. IF OVEREXCAVATION DUE TO POOR FOUNDATION MATERIAL IS OBSERVED BY THE ENGINEER, THE ENGINEER SHALL BE ADVISED SHOULD THIS OCCUR.
9. IF DURING CONSTRUCTION THE WATER TABLE IS DISCOVERED TO BE ABOVE THE TRENCH BOTTOM, THE ENGINEER SHALL BE ADVISED SHOULD THIS OCCUR. THE TRENCH SHALL BE AMPLE ENOUGH TO COVER THE WATER LEVEL BELOW THE TRENCH BOTTOM SPECIFICATIONS, OR AS ORDERED BY THE ENGINEER.



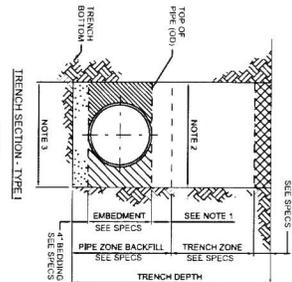
DRAINAGE SWALE REV 01/12 C-201



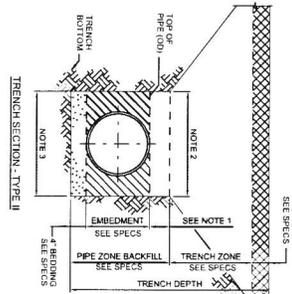
RIPRAP & ARMOR PROTECTION REV 01/12 C-202



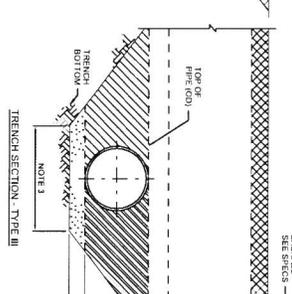
CLSM TRENCH PLUG REV 07/08 C-203



TRENCH SECTION - TYPE I REV 07/08 C-204

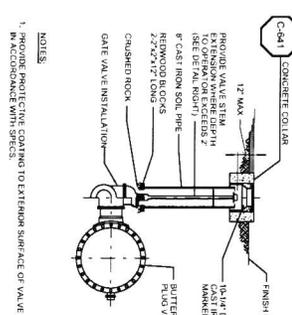


TRENCH SECTION - TYPE II REV 07/08 C-205

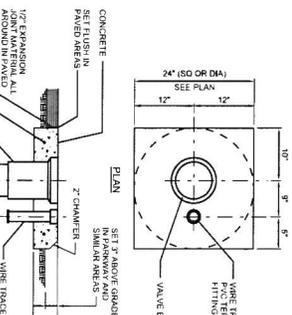


TRENCH SECTION - TYPE III REV 07/08 C-206

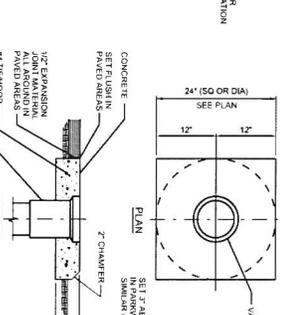
TRENCH SECTION FLEXIBLE PIPE REV 07/15/08 C-601



BURIED VALVE INSTALLATION REV 07/08 C-640



VALVE BOX INSTALLATION REV 07/08 C-641



VALVE BOX COLLAR REV 07/08 C-642



Steven J. Kistner
Professional Engineer
502-26979

David R. Kistner
General Civil
Details - II

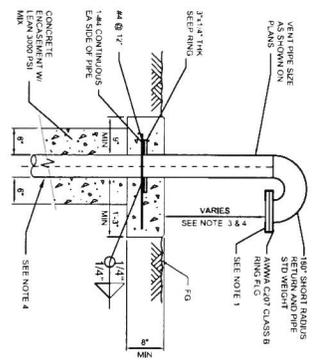
GC-2

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
10700 EAST SOUTH FORK CANYON (SR-39)
HUNTSVILLE, UTAH

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WARNING: IF THIS BAR DOES NOT MEASURE 1 INCH, THE DRAWING IS NOT TO SCALE

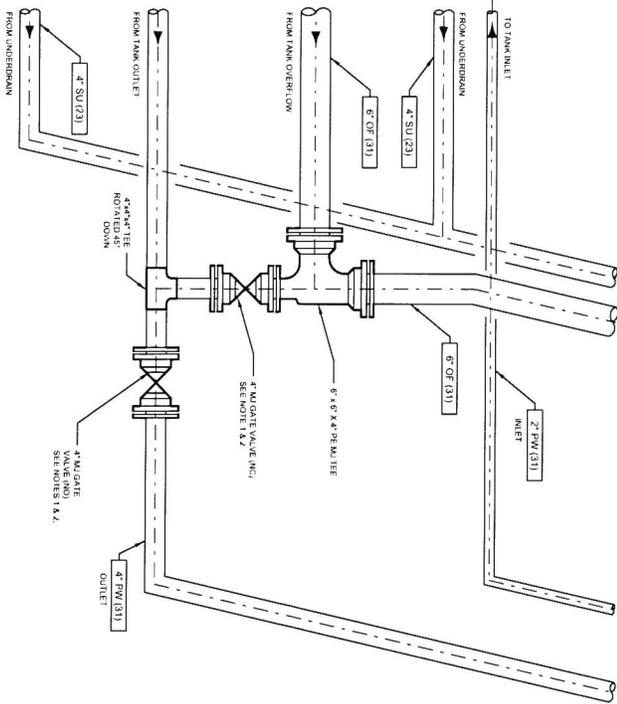




AIR VENT ASSEMBLY

C-900

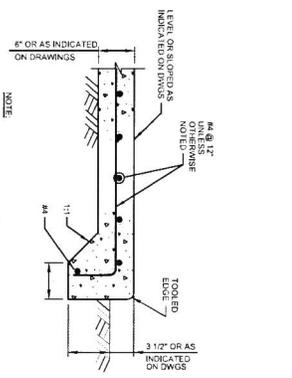
- NOTES:
- TYPE 316 STAINLESS STEEL SCREEN (MESH) LAPPED BY #4 MESH BUILT UP BETWEEN RANGES. USE AWMA C207 CLASS B RING F.I.G. FOR 150' TO 300' RADIUS OR SEE TABLE.
 - VALVE AFTER FABRICATION, EXCEPT SCREEN.
 - MIN HEIGHT OF FLANGE TO RING GRADE IS 4' FT LONG SECURE TO RING GRADE WITH 1/2\"/>
 - TRANSITION TO DUCT PIPE, CONCRETE RING GRADE BEFORE GALVANIZED PIPE. PIPE TAKE AWAY PIPE PRIOR TO ENCASUREMENT PER SECTION 05100, PART 1 AND 2. MAKE SURE TO KEEP AWAY.



BYPASS VALVE DETAIL

C-910

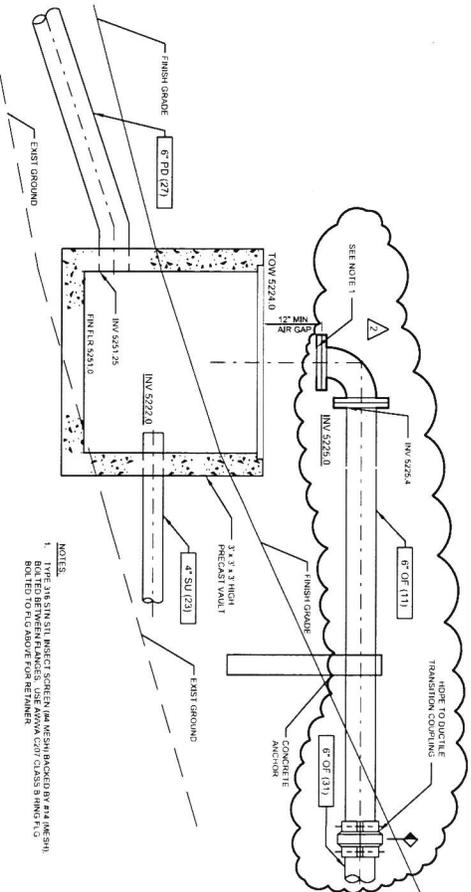
- NOTE:
- USE 3/4\"/>
 - SUPPORT VALVE ON CONCRETE PAD UNDER VALVE.



SLAB-ON-GRADE

C-905

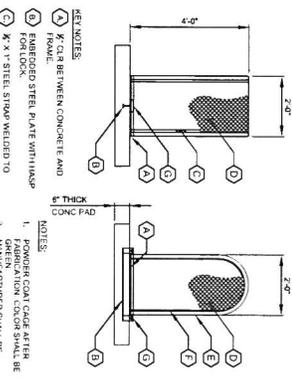
- NOTE:
- USE 1\"/>
 - OTHERWISE NOTED.



BLOWOFF BOX DETAIL

C-911

- NOTE:
- TYPE 316 STAINLESS STEEL SCREEN (MESH) LAPPED BY #4 MESH BUILT UP BETWEEN RANGES. USE AWMA C207 CLASS B RING F.I.G. FOR 150' TO 300' RADIUS OR SEE TABLE.



WELL HEAD SECURITY CAGE

C-912

- NET NOTES:
- #4 OR #6 BETWEEN CONCRETE AND FRAME.
 - EMBROIDERED STEEL PLATE WITH HANG PINS FOR LOCK.
 - #4 X 1/2\"/>
 - #4 X 1/2\"/>

- NOTES:
- FABRICATION COAT COOL AFTER PAINTING.
 - MANUFACTURER'S COLOR SHALL BE IDENTICAL TO PROTECTION ON EQUAL DIMENSIONS PRIOR TO PURCHASING THE SECURITY CAGE.



Scale:	None
Warning:	0 1/2 1
IF THIS BAR DOES NOT MEASURE, IT THEN DRAWING IS NOT TO SCALE.	
Architect/Engineer:	MWH
Project for:	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
Project Name:	CAMP ATOKA WATER SYSTEM IMPROVEMENTS
Project Number:	5025879-1301101
Revision:	27-FEB-14: Addendum No. 6
Revision:	05-JUN-12: Addendum No. 2
Drawn:	McWhorter
Checked:	McWhorter
Designed:	Lambertson
Sheet Title:	GENERAL CIVIL DETAILS - III
Sheet Number:	GC-3

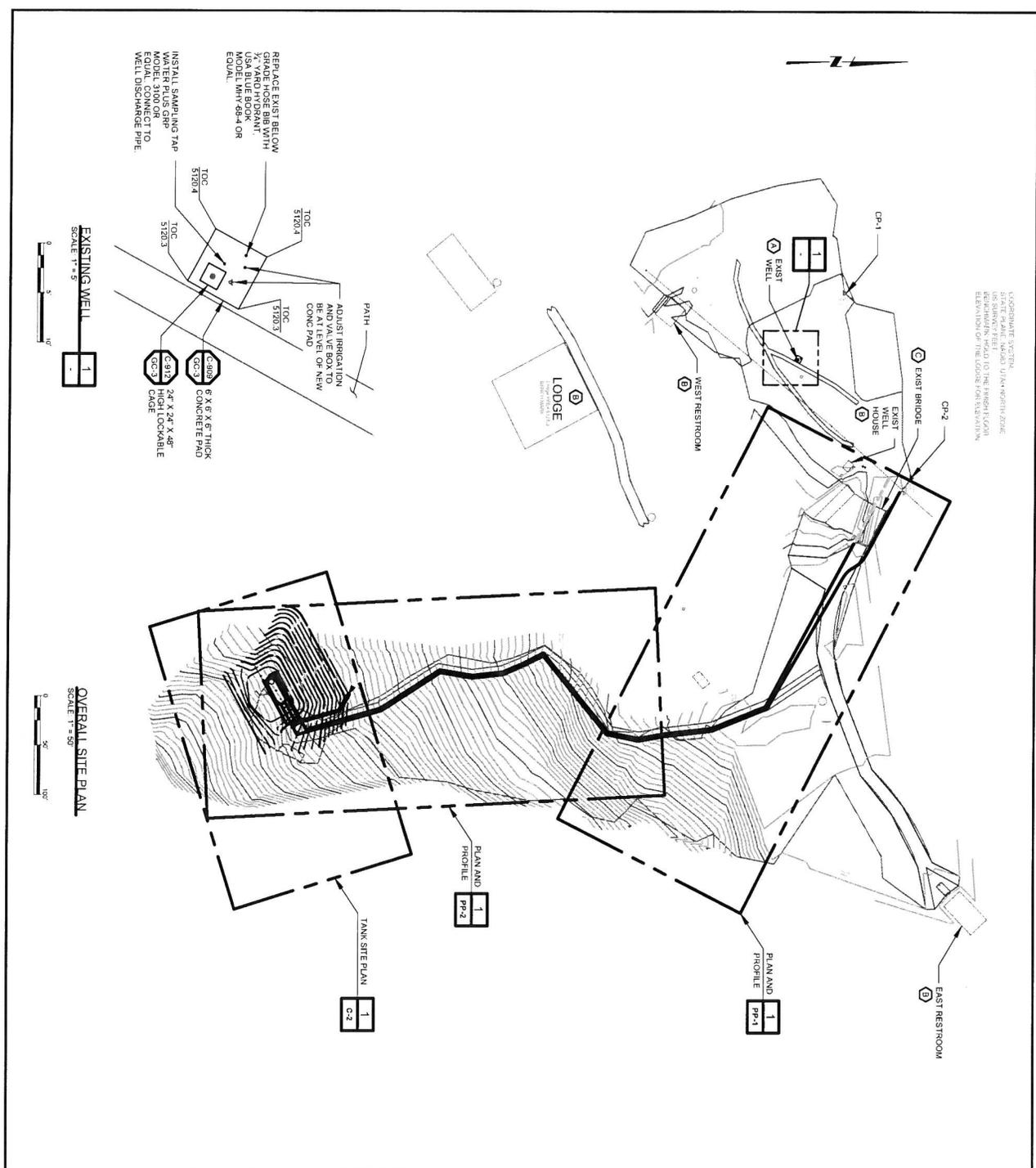
Project for:	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
Project Name:	CAMP ATOKA WATER SYSTEM IMPROVEMENTS
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Revision:	27-FEB-14: Addendum No. 6
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Drawn:	McWhorter
Checked:	McWhorter
Designed:	Lambertson
Sheet Title:	GENERAL CIVIL DETAILS - III
Sheet Number:	GC-3

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

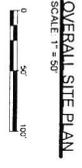
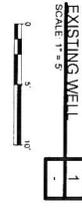
CAMP ATOKA WATER SYSTEM IMPROVEMENTS
 10700 EAST SOUTH FORK CANYON (SR-39)
 HUNTSVILLE, UTAH

Scale: None
 Warning: 0 1/2 1
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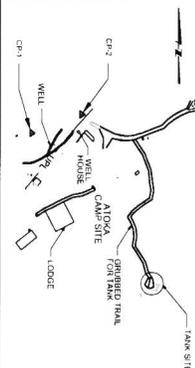




COORDINATE SYSTEM:
STATE PLANE AND UTM NORTH ZONE
US SURVEY FEET
ELEVATION OF THE LODGE FOR REFERENCE



KEY PLAN



GENERAL SHEET NOTES

- 1 CONTRACTOR TO INSTALL NEW 2 INCH AND 4 INCH DI. 17 FT. 47 TO HOPE PIPE PER DETAIL C-606/2. NO INTERMEDIATE HIGH OR POINT FOR EACH PIPELINE AT THE EAST RIVER BANK SHALL BE BRIDGE TO PROVIDE DRAINAGE OF PIPELINES INTO THE RIVER. PIPING INSTALLED ON THE EAST BANK SHALL BE INSTALLED FROM WHERE A MIN OF 2 FEET OF COVER WILL BE ACCEPTABLE IN ORDER TO PROTECT THE PIPE FROM DAMAGE FROM TRAFFIC. ORDER OF PIPE TO BE TO DOWNHILL AT SURFICENT ELEVATION
- 2 MAXIMUM WIDTH OF DISTURBANCE IS 30 FT ALONG THE PRELIME WITHIN THE 30 FT
- 3 COORDINATES SHOWN ARE APPROXIMATE. ADJUST PIPE LOCATION TO AVOID LARGE OBSTRUCTIONS SUCH AS TREES, LARGE SHRUBS, AND BOULDERS.
- 4 POTABLE WATER HDPE PIPES SHALL BE BLUE OR BLACK WITH AN EQUAL BLUE STRIP OR AN OVERLAY PIPES SHALL BE GREEN ON BLACK WITH INTERNAL GREEN STRIPE.
- 5 CONTRACTOR TO RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION AND TANK SITE SHALL BE PACKED ALONG PIPELINE AND TANK SITE.
- 6 CONTRACTOR TO REMOVE EXISTING HYDRO-PNEUMATIC TANKS AND PROVIDE HOSE GATE VALVE FOR DRAMMAGE INTO RIVER. HOSE VALVE TO BE 12 INCH BRONZE GATE VALVE WITH HAND LEVER HOSE CAP AND CHAIN. YALVE INLET THEREBDS MAKE OUTLET SHALL BE NATIONAL STANDARD. HOSE END PROVIDE VALVE BOXES TO PROTECT AND SECURE HOSE GATE VALVES

SHEET KEYNOTES

- A INSTALL 4 FT X 4 FT CONCRETE SLAB ON GRADE PER DETAIL C-606/2. PROVIDE 1/2" DIA. 4" LONG ANCHOR BARS. COMPACTED TO 98% MAX DRY DENSITY. INSTALL SECURITY CAGE OVER WELL CASING PER DETAIL C-606/2
- B THROUGHOUT CAMP BUILDINGS, RECONNECT DISTRIBUTION PIPING AND ASSOCIATED APPURTEANCES
- C SEE LOADING ANALYSIS REPORT BY DEAN L. WEBB & ASSOCIATES DATED 28 APRIL 2013

SURVEY INFORMATION

MARK	NORTHING	EASTING	ELEV.	COMMENTS
CP-1	3 620 012 40	1 586 119 80	EL: 5170.4	SCRIBE ON CONCRETE
CP-2	3 620 081 92	1 586 306 50	EL: 5172.1	SCRIBE ON CONCRETE



Project No: 17-APR-14
Sheet: C-1

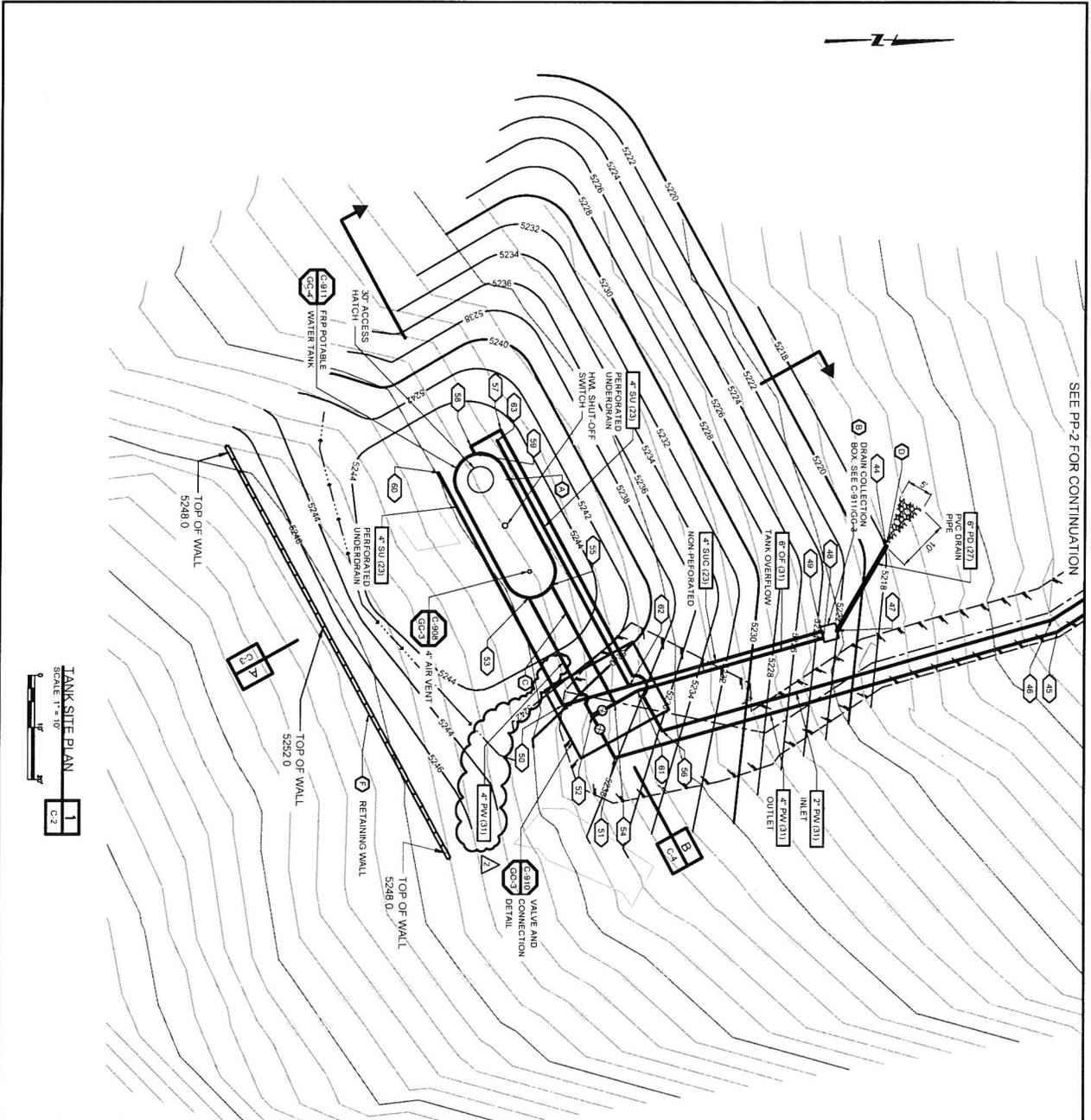
OVERALL SITE PLAN

NO.	DATE	DESCRIPTION
1	17-APR-14	ADDENDUM #5 OF FEB 28, 2014

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
10700 EAST SOUTH FORK CANYON (SR-39)
HUNTSVILLE, UTAH





TANK SITE PLAN
SCALE 1"=10'

1
C-2

PIPELINE COORDINATES	
NORTHING	EASTING
44	3,819,527.35
45	3,819,528.63
46	3,819,530.97
47	3,819,534.18
48	3,819,538.25
49	3,819,544.86
50	3,819,554.35
51	3,819,567.48
52	3,819,583.92
53	3,819,603.16
54	3,819,634.97
55	3,819,677.19
56	3,819,731.55
57	3,819,798.42
58	3,819,878.25
59	3,819,970.51
60	3,820,076.48
61	3,820,196.36
62	3,821,431.74
63	3,823,811.89
64	3,827,272.09
65	3,831,814.08
66	3,837,443.38
67	3,844,264.18
68	3,852,384.63
69	3,861,814.86
70	3,872,557.48
71	3,884,713.92
72	3,898,298.82
73	3,913,321.16
74	3,929,794.55
75	3,947,677.42
76	3,966,984.25
77	3,987,730.51
78	4,009,936.48
79	4,033,611.36
80	4,058,776.36
81	4,085,441.74
82	4,113,617.55
83	4,143,304.89

KEY PLAN

GENERAL SHEET NOTES

- CONTRACTOR TO INSTALL NEW 2 INCH 4 INCH AND 6 INCH DR 17 EXISTING GRUBBED TRAIL MAINTAIN DOWNWARD SLOPE FROM TANK TO WELL HOUSE. NO INTERMEDIATE HIGH OR LOW POINTS SHOULD BE INSTALLED. ALL TRENCHES SHALL BE GREEN TANK DRAIN PIPING.
- MAXIMUM WIDTH OF DISTURBANCE IS 30 FT ALONG THE PIPELINE. CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO STAY WITHIN THE 30 FT.
- COORDINATES SHOWN ARE APPROXIMATE. ADJUST PIPE LOCATION TO AVOID LARGE OBSTRUCTIONS SUCH AS TREES, LARGE SHRUBS, AND BUILDINGS.
- POTABLE WATER HOSE PIPES SHALL BE BLUE OR BLACK WITH OR BLACK WITH INTEGRAL GREEN STRIPE. PIPES SHALL BE GREEN.
- CONTRACTOR TO RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION. NATIVE GRASS SEED SHALL BE PLACED ALONG PIPELINE AND TANK SITE.

SHEET KEYNOTES

- A. CONTRACTOR SHALL PROVIDE AND INSTALL A 15,000 GALLON FRP WATER TANK PER DETAIL C-311 AND SPECIFICATION SECTION 454010
- B. 36" x 36" PRECAST CONCRETE BOX WITH GRATE
6" PD INV 5222.25 FT
4" SU INV 5222.0 FT
TOP OF GRATE EL 5242 FT
- C. INSTALL TRENCH PLUGS EVERY 800 FT PER DETAIL C-603/CC-2
- D. INSTALL PRECAST CONCRETE OUTLET SECTION I.E 5218.0 FT
INSTALL 10 FEET OF TYPE II RRP RAP PER SPECIFICATION SECTION 313700
- E. NOT USED
- F. INSTALL SOIL NAIL WALL TO RETAIN SLOPE. SEE SHEET C-3.

PIPERLINE COORDINATES

DESIGNED BY: MATHIEU
CHECKED BY: MATHIEU
DATE: 02/26/14

PROJECT NUMBER: 502-6679-1301010
SHEET: C-2

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS

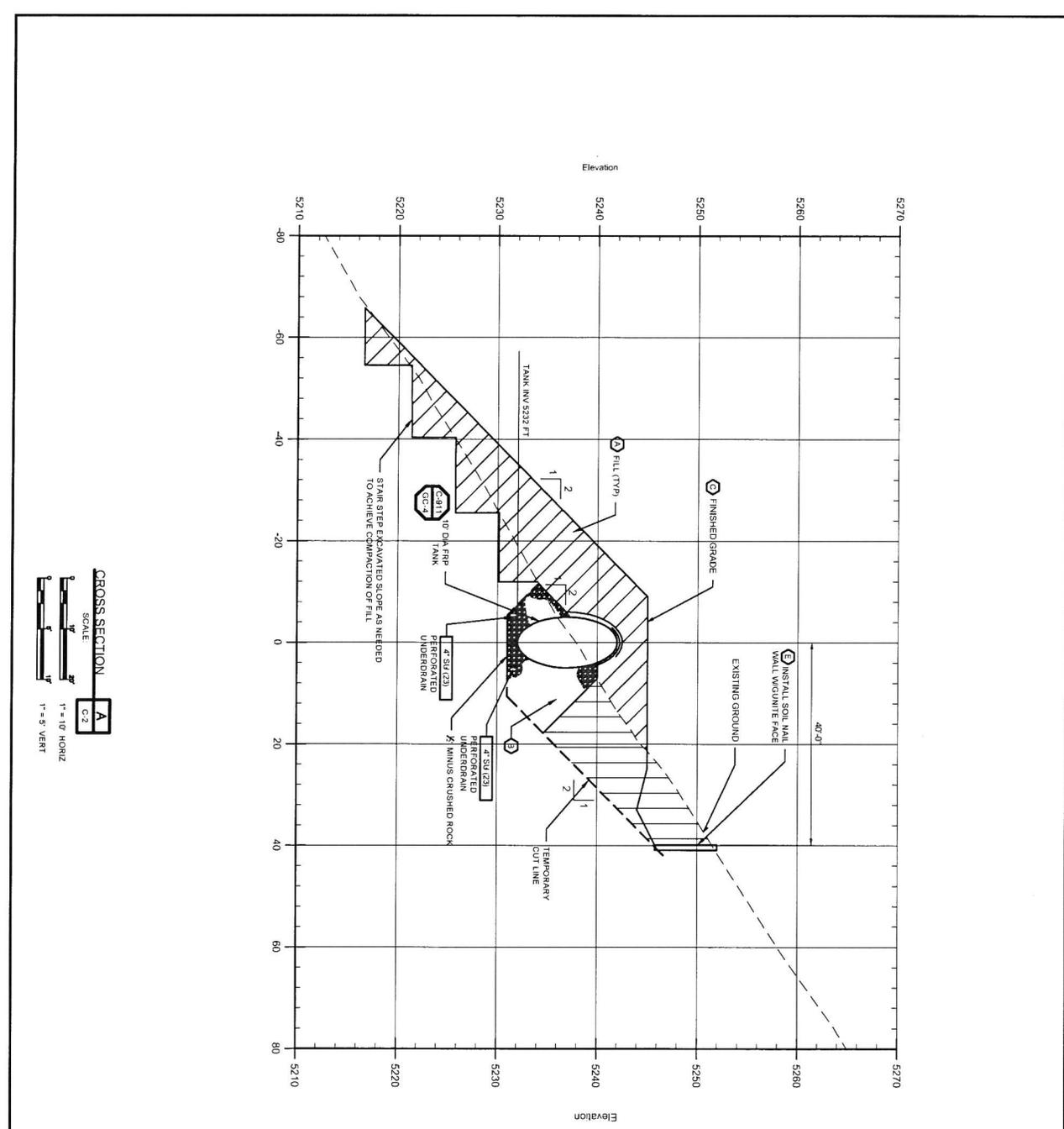
10700 EAST SOUTH FORK CANYON (SR-39)
HUNTSVILLE, UTAH

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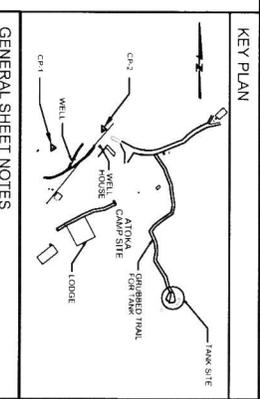
WARNING: IF THIS BAR DOES NOT MEASURE THE DRAWING IS NOT TO SCALE

MWH

02/26/14



CROSS SECTION
SCALE
1" = 10' HORIZ
1" = 5' VERT



GENERAL SHEET NOTES
1. SEE SHEET GC-4 FOR FRP TANK DETAILS

- SHEET KEYNOTES**
- A. BACKFILL WITH IMPORTED MATERIAL PER SPECIFICATION SECTION 31300 - EARTHWORK
 - B. INSTALL FILTER FABRIC OVER PRIMARY BACKFILL (1/2" MINUS CRUSHED STONE) PER SPECIFICATION SECTION 31349 - GEOTEXTILES EXTEND FABRIC 12" MIN OVER TANK.
 - C. CONTRACTOR TO RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION. MAINTIVE GRASS SEED SHALL BE PLACED ACCORD SPECIFICATIONS AND TANK SITE.
 - D. INSTALL 60ZNY NON WOVEN GEOTEKTYLE FILTER FABRIC SOCK PER SPECIFICATION SECTION 31349 - GEOTEXTILES UNDERSHIMS PER SPECIFICATION.
 - E. INSTALL SOIL NAIL WALL WITH QUINTE FACE. CONTRACTOR TO SUBMIT DESIGN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



Designed: **MALAMBERS**
Checked: **MALAMBERS**
Scale: **C-3**

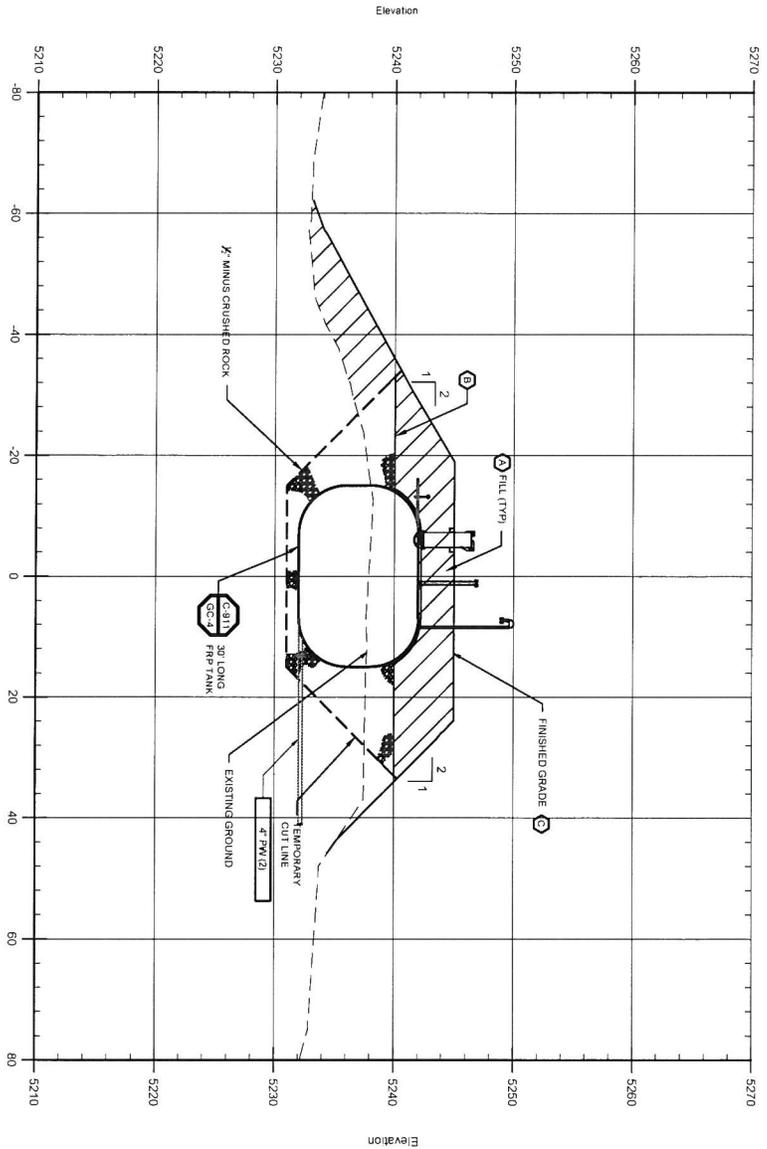
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
10700 EAST SOUTH FORK CANYON (SR-39)
HUNTSVILLE, UTAH

Scale: AS SHOWN
WARNING: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

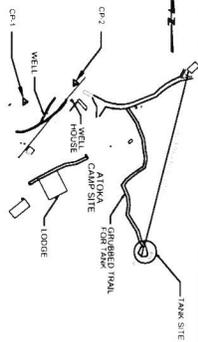


Cross Section



CROSS SECTION
SCALE: C-2
1" = 10' HORIZ
1" = 5' VERT

KEY PLAN



GENERAL SHEET NOTES

1. SEE SHEET QC-4 FOR FRP TANK DETAILS

KEYNOTE

- A. BACKFILL WITH IMPORTED MATERIAL PER SPECIFICATION SECTION 5180 - EARTHWORK
- B. INSTALL FILTER FABRIC OVER PRIMARY BACKFILL (K-MINUS GEOTEXTILES EXTEND FABRIC 2' MIN OVER TANK. ORIGINAL CONDITION NATIVE GRASS SEEDS SHALL BE PLACED ALONG PIPELINE AND TANK SITE.
- C. CONTRACTOR TO RESERVE DISTURBED AREAS TO THEIR ORIGINAL CONDITION NATIVE GRASS SEEDS SHALL BE PLACED ALONG PIPELINE AND TANK SITE.



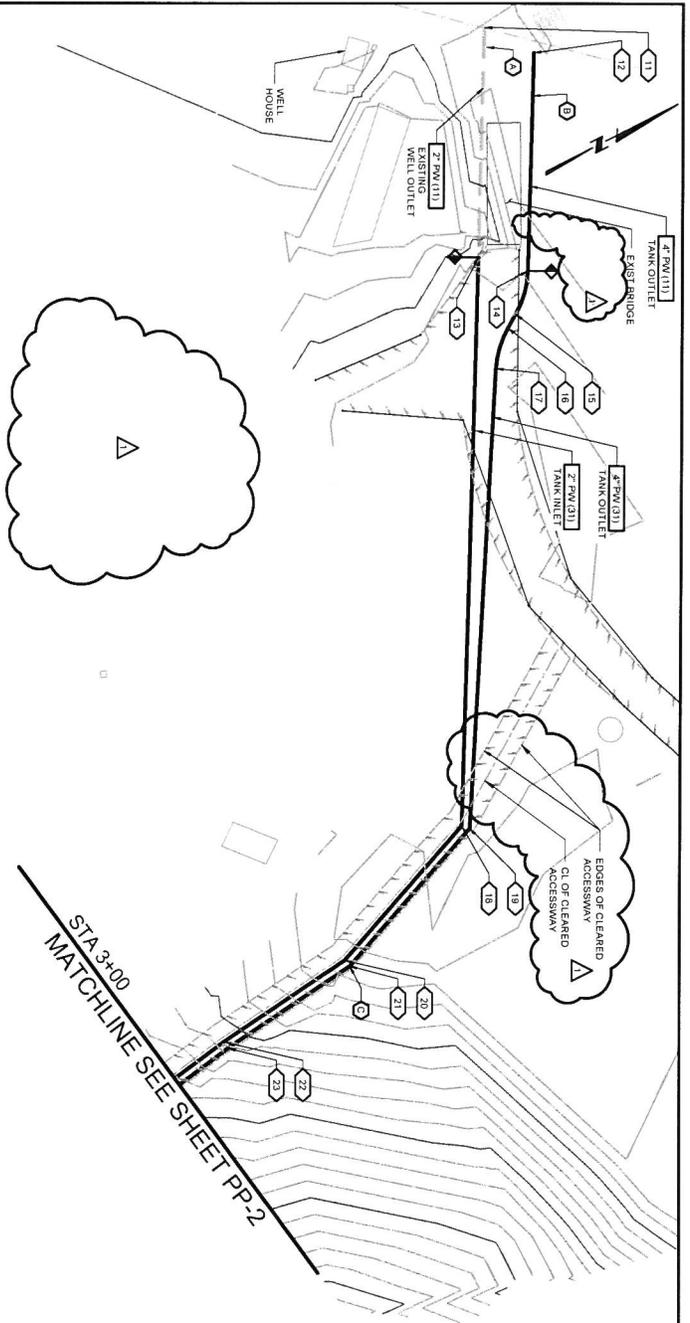
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Project Name	N/A
Project Location	N/A
Project Number	502-68779
Sheet Title	CROSS SECTION B
Checked	MANABE
Designed	MANABE
Drawn	MANABE
Scale	C-2
Sheet No.	C-4

Date	By	Description

Project for
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
10700 EAST SOUTH FORK CANYON (SR-39)
HUNTSVILLE, UTAH

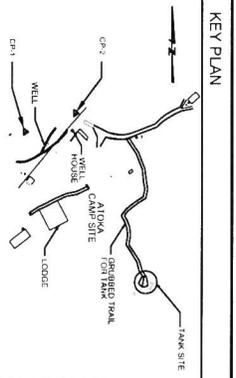




STA 3+00
MATCHLINE SEE SHEET PP-2

PLAN & PROFILE 1
SCALE 1\"/>

PIPELINE COORDINATES	
NORTHING	EASTING
11	3 820 059 39
12	3 820 059 59
13	3 820 070 29
14	3 820 073 28
15	3 820 028 03
16	3 820 025 84
17	3 820 021 54
18	3 820 011 66
19	3 819 935 81
20	3 819 979 87
21	3 819 979 48
22	3 819 930 62
23	3 819 930 97



- GENERAL SHEET NOTES**
- CONTRACTOR TO INSTALL NEW 2 INCH AND 4 INCH DR 17 PE 4710 HOPE PIPE PER DETAIL C-6010C2. NOTIFY IMMEDIATE HIGH OR LOW POINT FOR EACH PIPELINE AT THE EAST RIVER BANK AT THE BRIDGE TO PROVIDE DRAINAGE OF PIPELINES INTO THE RIVER. PROVIDE 1/2 INCH BRONZE GATE VALVE INSTALLED IN THE FLAT AREA EAST OF BRIDGE (C-200 FT) WHERE A MIN OF 2 FEET OF COVER WILL BE ACCEPTABLE IN ORDER TO ALLOW PIPE TO BE DRAINED INTO THE RIVER.
 - MAINTAIN MIN OF 30 INCHES (8\"/>

- COORDINATES SHOWN ARE APPROXIMATE. ADJUST PIPE LOCATION TO AVOID LARGE OBSTRUCTIONS SUCH AS TREES, LARGE STUMPS, AND BouldERS.
- ROVABLE WATER HOSE PIPES SHALL BE BLUE OR BLACK WITH OR BLACK WITH SPLIT END OR END FITS SHALL BE GREEN.
- CONTRACTOR TO RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION. GRASSES SEED SHALL BE PLACED ALONG PIPELINE AND TANK SITE.
- CONSTRUCT TOP PARTS OF 4 INCH AND 4 INCH PIPE LINES ADJACENT TO THE EAST SIDE OF BRIDGE. INSTALL A T-TON EACH PIPELINE AND PROVIDE HOSE GATE VALVE FOR DRAINAGE INTO RIVER. HOSE VALVE TO BE 1/2 INCH BRONZE GATE VALVE WITH HAND LEVER, HOSE CAP AND CHAIN. VALVE INLET THREADS MAKE OUTLET SHALL BE NATIONAL STANDARD HOSE THREAD. PROVIDE VALVE BOXES TO PROTECT AND SECURE HOSE GATE VALVES.

- SHEET KEYNOTES**
- CONTRACTOR SHALL PATCH/REPAIR EXISTING BURIED WELL PUMP ARRANGEMENT. CONNECT PUMP DISCHARGE TO EXISTING BRIDGE MOUNTED PIPE AND TO NEW TANK INLET PIPE ONLY. FLOW MUST BE PUMPED DIRECTLY TO NEW STORAGE TANK.
 - INSTALL NEW 4 INCH DR 17 PE 4710 HOPE PIPE AND CONNECT TO EXISTING DISTRIBUTION PIPE DISCONNECTED FROM WELL. DISCHARGE PIPE AS INDICATED IN KEYNOTE A.
 - INSTALL TRENCH PULGS EVERY 500 FT PER DETAIL C-6010C-2.

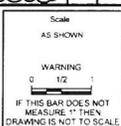
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 Station: **STA 0+00 TO STA 3+00**
 Designer: **M. ADAMS**
 Checker: **M. ADAMS**
 Scale: **1\"/>**

Revised	Date	Description
1	17 APR-14	Accendum #5 of Feb 28, 2014
2	27 FEB-14	Accendum #6

Mark Date: 04-17-2014

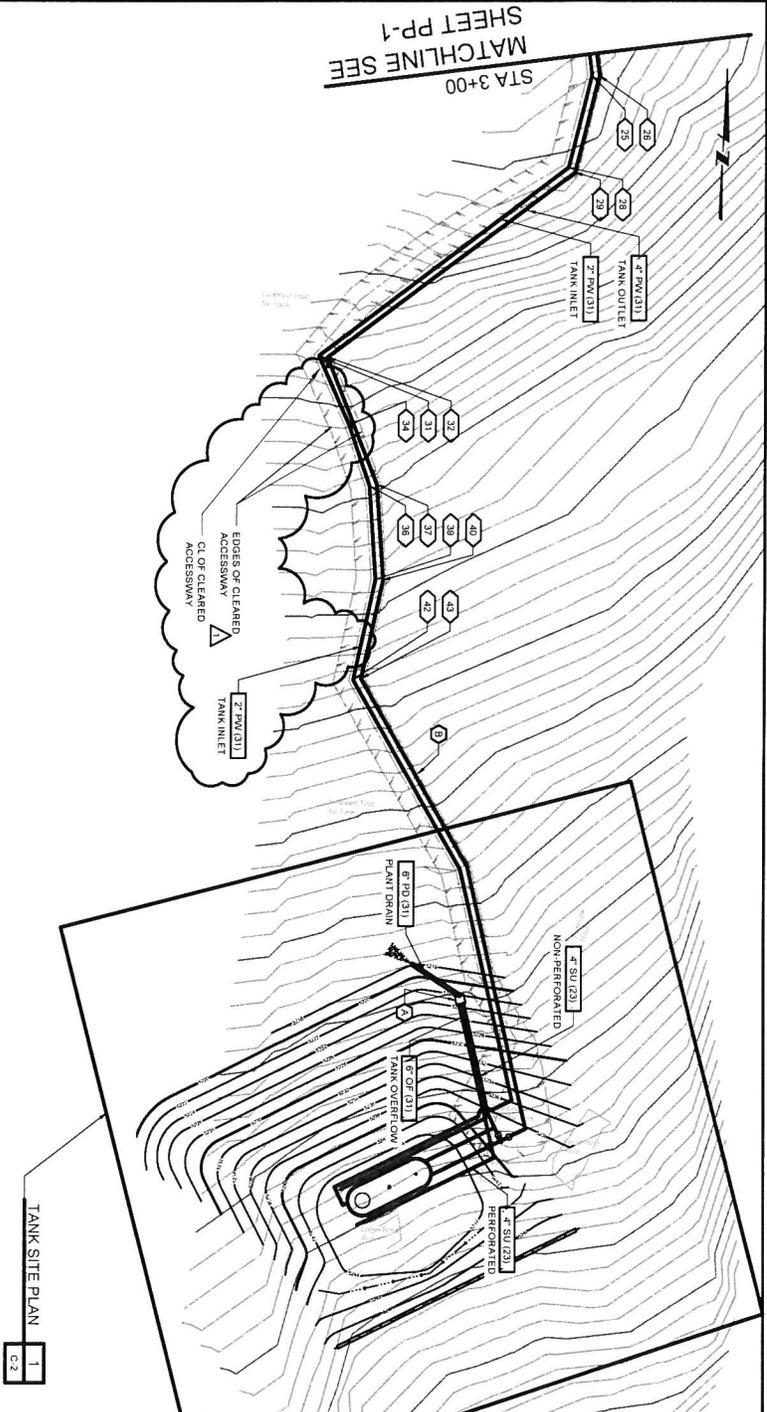
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
 10700 EAST SOUTH FORK CANYON (SR-39)
 HUNTSVILLE, UTAH



MATCHLINE SEE SHEET PP-1

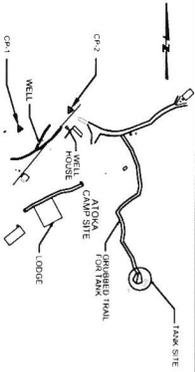
STA 3+00



TANK SITE PLAN C-2

PLAN & PROFILE 2 SCALE 1"=50'

KEY PLAN



GENERAL SHEET NOTES

- CONTRACTOR TO INSTALL NEW 2 INCH, 4 INCH, AND 8 INCH DI 17 PE 2710 HDPE PIPE PER DETAIL C-603/OC 2 FOLLOWING THE PERFORATED PIPE TO THE TANK TO WELT HOUSE NO INTERMEDIATE HIGH OR LOW POINTS PROVIDE 48 INCHES MIN COVER
- MAXIMUM WIDTH OF DISTURBANCE IS 20 FT ALONG THE PIPELINE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO STAY WITHIN THE 20 FT
- COORDINATES SHOWN ARE APPROXIMATE ADJUST PIPE LARGE SHRUBS, AND BOULDER
- PORTABLE WASTE HDPE PIPES SHALL BE BLUE OR BLACK WITH INTEGRAL BLUE STRIP GREEN COVER LOW PIPES SHALL BE GREEN OR BLACK WITH INTEGRAL GREEN STRIP
- CONTRACTOR TO RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION NATIVE GRASS SEED SHALL BE PLACED ALONG PIPELINE AND TANK SITE

SHEET KEYNOTES

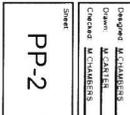
- A. 36" x 36" PRECAST CONCRETE BOX WITH GRATE
6" OF INV 5228.4 FT
6" OF INV 5221.5 FT
4" OF INV 5225.5 FT
TOP OF GRATE EL 5225 FT
- B. INSTALL TRENCH PLUGS EVERY 500 FT PER DETAIL C-603/OC 2

PIPELINE COORDINATES	
NORTHING	EASTING
24	NOT USED
25	3.619.803.78
26	3.619.803.74
27	NOT USED
28	3.619.772.69
29	3.619.771.37
30	NOT USED
31	3.619.706.54
32	3.619.706.27
33	NOT USED
34	3.619.694.42
35	NOT USED
36	3.619.664.58
37	3.619.665.21
38	NOT USED
39	3.619.633.77
40	1.588.910.64
41	NOT USED
42	3.619.600.32
43	3.619.600.66



Project for
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
10700 EAST SOUTH FORK CANYON (SR-39)
HUNTSVILLE, UTAH

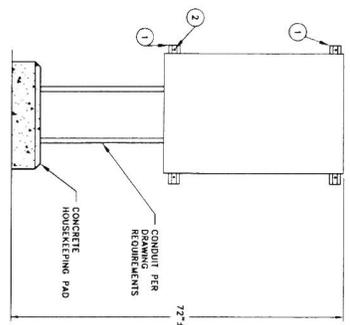


Scale AS SHOWN
WARNING: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

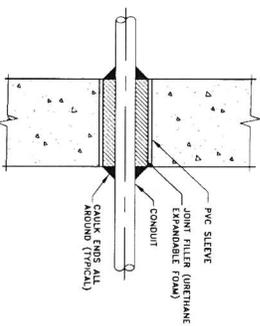
Architect/Engineer
502-267913-13010151
1 27-#E-14, Addendum No 6
Main Date 06-11 Description

Drawn: M. KAMRINSKI
Checked: M. KAMRINSKI
Project Number: 502-267913-13010151
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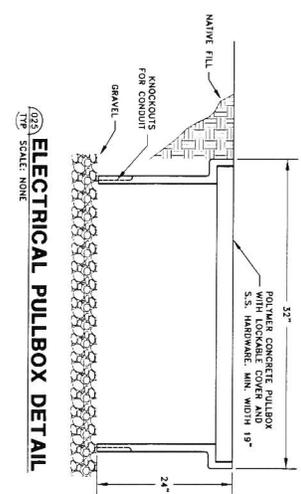
PP-2



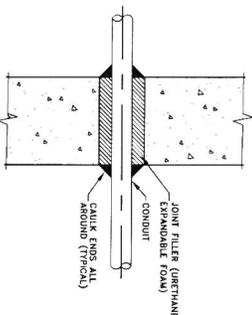
502 WALL MOUNTED PANEL
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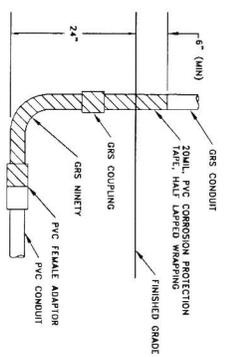
503 CONDUIT PENETRATION AT NEW WALL OR SLAB
SCALE: NONE



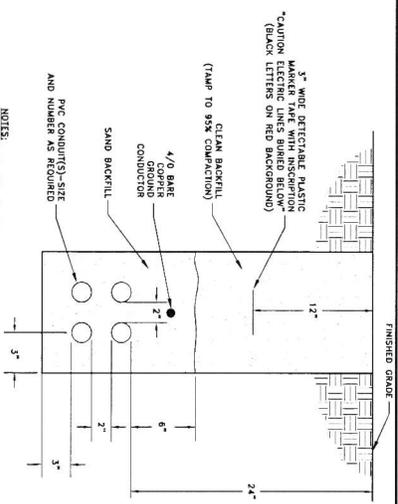
504 ELECTRICAL PULLBOX DETAIL
SCALE: NONE



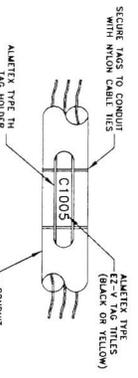
505 CONDUIT PENETRATION AT EXISTING WALL OR SLAB
SCALE: NONE



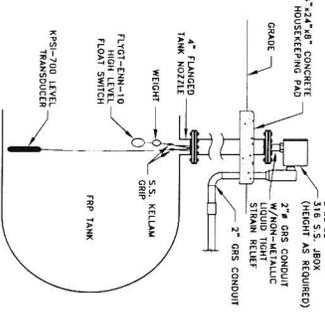
506 GRS STUB UP DETAIL
SCALE: NONE



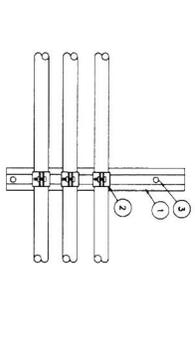
507 DIRECT BURIED CONDUIT
SCALE: NONE



508 CONDUIT MARKING SYSTEM
SCALE: NONE



509 PRESSURE TRANSDUCER DETAIL
SCALE: NONE



510 EXPOSED SURFACE CONDUIT
SCALE: NONE



skm inc. 533 W 2600 S, Suite 100
Bountiful, Utah 84010
Phone: (801) 677-0011
Fax: (801) 677-0013
www.skm-inc.com

MWH Manufacturing Engineers

Scale: 1/2" = 1'
WARNING: IF THIS BAR DOES NOT MEASURE TO THE 1/2" DRAWING IS NOT TO SCALE

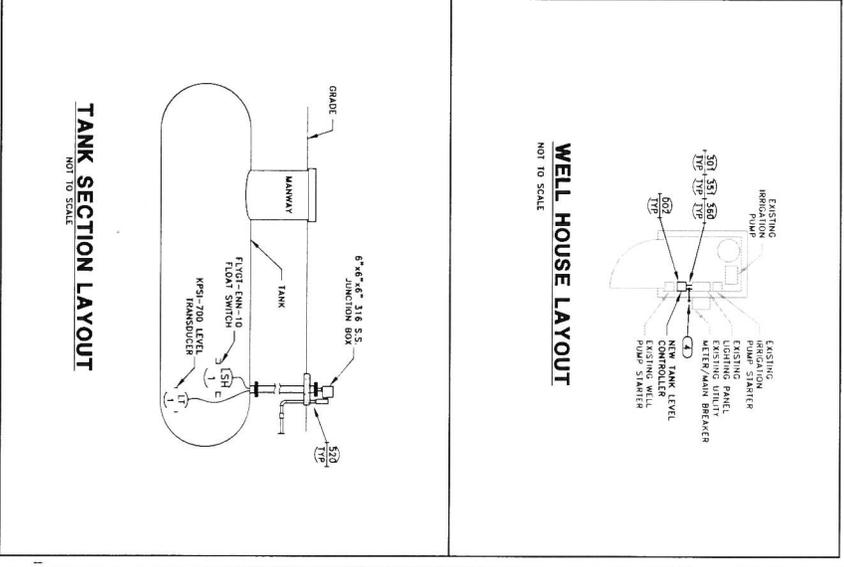
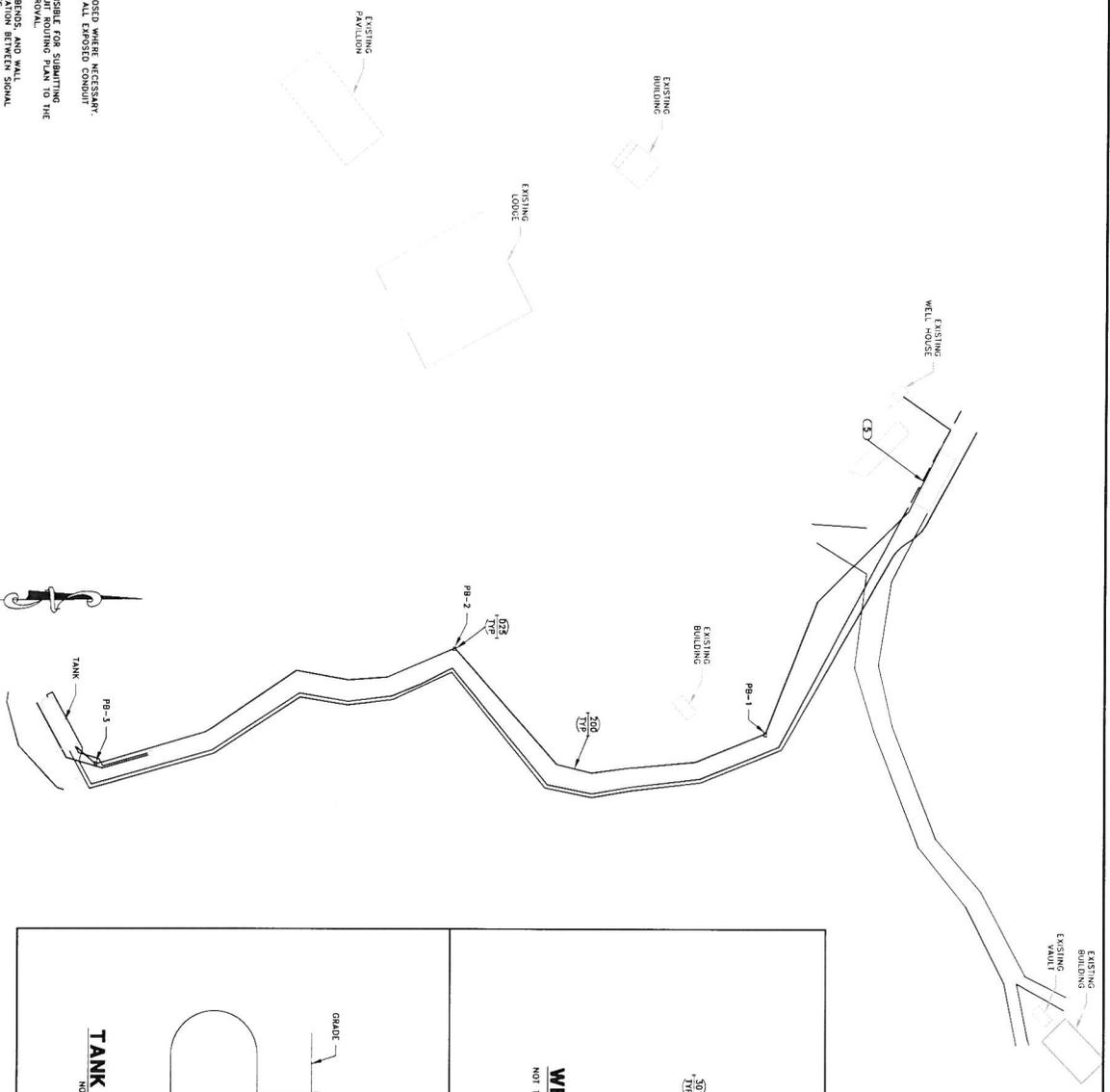
Project for: **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**
CAMP ATOKA WATER SYSTEM IMPROVEMENTS
10700 EAST SOUTH FORK CANYON (SR-39) HUNTSVILLE, UTAH

Sheet No.	Project Number	Revision	Description
GE-2	50224879-13010101	0	06-07-13 RE-VIEW
		Max	Date Description

Drawn by: []
Checked by: []
Scale: []
Title: **GE-2**

- NOTES:
- 1 CONDUIT SHALL ONLY RUN EXPOSED WHERE NECESSARY UNLESS OTHERWISE INDICATED. ALL EXPOSED CONDUIT SHALL BE ODC.
 - 2 CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ELECTRICAL ENGINEER FOR APPROVAL INCLUDING PLAN TO THE
 - 3 LIMIT EXPOSED CONDUITS 90° BENDS AND WALL PENETRATIONS, MAINTAIN SEPARATION BETWEEN SIGNAL AND POWER-CARRYING CONDUITS.
 - 4 RUN 2" CONDUIT FROM LIGHTING PANEL THRU WALL AND ELBOW DOWN TO UNDERGROUND TRENCH.
 - 5 RUN 2" CONDUIT EXPOSED ACROSS BRIDGE.

ELECTRICAL SITE PLAN



skm inc. 533 W 2600 S, Suite 100
 Bountiful, Utah 84010
 Phone: (801) 677-0011
 Fax: (801) 677-0013
 www.skm-inc.com



Sheet	SE-1
Drawn By	DEL
Checked By	DEL
Scale	

Project Number	502249279.13010101
Project Name	
Project Location	
Project Date	
Project Status	
Project Manager	
Project Engineer	
Project Designer	
Project Checker	
Project Approver	

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CAMP ATOKA WATER SYSTEM IMPROVEMENTS
 10700 EAST SOUTH FORK CANYON (SR-39)
 HUNTSVILLE, UTAH

Scale
 SCALE
 WARNING
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend the 2002 Zoning Development Agreement for Wolf Creek Resort.

Agenda Date: Tuesday, June 03, 2014

Applicant: Wolf Creek Stakeholder members

File Number: ZTA 2014-05

Property Information

Approximate Address: Not Applicable

Project Area: Not Applicable

Zoning: Not Applicable

Existing Land Use: Not Applicable

Proposed Land Use: Not Applicable

Parcel ID: Not Applicable

Township, Range, Section: Not Applicable

Adjacent Land Use

North: Not Applicable	South: Not Applicable
East: Not Applicable	West: Not Applicable

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
(801) 399-8767

Report Reviewer: SW

Applicable Land Use Code

- Not applicable

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. Typically the criteria for recommending in a legislative matter require compatibility with the general plan and existing ordinances.

Background

The applicants (Wolf Creek Stakeholders) are asking to restructure the distributions of entitlements to incorporate changes in the 2002 Zoning Development Agreement to reflect current zoning, as some ordinances have changed or been removed. The 2002 Zoning Development Agreement had 492 unassigned units that were not assigned to any one parcel so this request will assign these units to a particular zone. The 2002 Zoning Development Agreement did not include the units from Eagles Landing. The overall total density is not changing.

The Wolf Creek Stakeholders have been working on the entitlements based on the 2002 Zoning Development Agreement for the past nine months. The proposal is reflected in the Householder Group letter dated May 16 (Exhibit A). Weber County has gone through the numbers to verify the remaining units to be developed.

This is their first step in revising the Wolf Creek Resort Master Plan. This gives the stakeholders firm numbers to work with and assigns all the units to a zone. The next step would be to revise the maps that are associated with Wolf Creek.

Summary of Planning Commission Considerations

- Does the reassignment of units make sense?
- Is the Planning Commission comfortable with reassignment of the units?
- Are all the Wolf Creek Stakeholders in agreement?
- Is there a benefit to the county and others in Wolf creek?

Conformance to the General Plan

The proposal conforms to Wolf Creek Master Plan Density

Staff Recommendation

If the reassignment of units makes sense and the Planning Commission is comfortable with the proposal, it can recommend to the County Commission that the Zoning Development Agreement be amended.

Exhibits

- A. Applicant's proposal.



May 16, 2014

Weber County Planning Division
2380 Washington Blvd #240
Ogden UT 84401-1473

Re: Wolf Creek Zoning Development Agreement

Planning Staff,

Wolf Creek Resort was originally master planned in 1982. Since that time, the project has been managed by different development groups and has filed for bankruptcy on three separate occasions. The most recent occurred in 2010, when Wolf Creek Properties LC, filed for chapter 11 bankruptcy protection. In June of 2012, the undeveloped parcels and buildings owned by Wolf Creek Properties went up for sell at a public auction. Some parcels were sold but the majority of the real estate went back to the individual creditors.

Prior to the bankruptcy in 2010, single ownership of the resort gave the developing managers flexibility to move entitlements around from different project areas. With the past construction that has occurred between the approval of the 2002 Zoning Development Agreement (ZDA) and the bankruptcy, some individual projects exceed, or used less than, the units allowed according to the agreement. Using the ZDA as the starting point, the Wolf Creek Stakeholders (WCS), who are identified below, are requesting to make allocation changes to the number of units that can be developed in each zone. The 2002 ZDA had 492 "unassigned" units that were not tied to a particular zoning group. This request will place these unassigned entitlements within existing zoning that can support the density.

This request is not a rezone application. A formal rezone submittal will go through the county process at a later date to reclassify property within the resort. However, the WCS members would like to incorporate changes in the agreement to reflect current zoning as some ordinances have changed "Uses" or have been removed altogether. The overall total density for Wolf Creek will not increase but the updated figures reflect the incorporation of the Eagles Landing project, which brought 106 entitlements to the master plan in 2006 (2,152 to 2,258 units). This allocation update action is the first step in revising the Wolf Creek Resort Master Plan.

The Open Space requirements that are outline in the 2002 ZDA will not be altered. It is recommended that the FRC-1 zone identified in the agreement gets changed to FR-1 as FRC-1 is no longer an active ordinance. It is also suggested that the CV-2 zone will become CVR-1 to give the property owner the ability to use the entitlements outlined in the agreement. As illustrated in the 2002 ZDA, the agreement gave Wolf Creek Properties specific Uses that are not consistent with CV-2 zoning. Changing to CVR-1 could provide the property owners many of the

intended Uses such as a Condo Hotel. It is suggested that the remaining entitlements be allocated as follows;

2002 ZDA				Developed Today	2014 ZDA			
Zone	Total Acres	Undeveloped	Units		Zone	Total Acres*	Undeveloped*	Units
O-1	1,731.45	1,731.45	0	0	O-1	1,731.45	1,731.45	0
CV-2	21.12	21.21	250	0	CVR-1	26.65	19.61	237
FR-3	160.47	136.92	704	870	FR-3	175.21	23.91	1,004
RE-15	517.56	444.35	664	509	RE-15	685.53	260.97	941
RE-20	46.94	35.75	28	63	RE-20	46.94	0.00	63
FV-3	40.00	40.00	13	0	FV-3	40.00	40.00	12
AV-3	84.74	84.74	0	0	AV-3	77.75	62.94	0
FRC-1	9.11	9.11	1	0	FR-1	9.11	9.11	1
	Assigned Units		1660	1,442		2014 Remaining Units		816
Project Totals	2,611.39	2,503.53	2,152		Project Totals	2,792.64	2,147.99	2,258

*All updated acreages are approximate and have been determined using a combination of county records and previous surveying work

As noted above, the amendment to the ZDA is only the first step in updating the Wolf Creek Master Plan. With the restructured distribution of entitlements, a new plan can be discussed and produced by the WCS. After presenting the changes in the public rezoning process, a new ZDA will be produced to direct future development within the resort.

Members of the 2014 Wolf Creek Stakeholders include; Doug Bowers and Joe Johnsen with KRK Wolf Creek LLC, John Lewis and Joe Buchanan with Capon Capital LLC, Howard Schmidt with Eden Valley Development LLC, Russ Watts with Eden Village LLC, Mike Olsen, Representing America First Federal Credit Union, Greg Mauro and Paul Strange with Summit Mountain Holding Group LLC, Alan Elliott with Trendwest Resorts Inc. and Rob Thomas with the Wolf Creek Water & Sewer Improvement District.

Sincerely,



Eric Householder
The Householder Group LLC

- Encl:
- 2014 Resort ZDA/Development Spreadsheets
 - 2002 Zoning Development Agreement
 - 2007 Wolf Creek Resort Zoning Map
 - Wolf Creek Conceptual Master Plan
 - Wolf Creek Open Space Master Plan



May 16, 2014

Weber County Planning Division
2380 Washington Blvd #240
Ogden UT 84401-1473

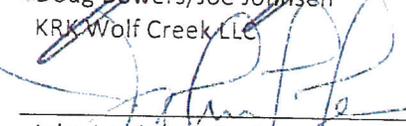
Re: Wolf Creek Zoning Development Agreement

Planning Staff,

By signing below, a representative from each of the 2014 Wolf Creek Stakeholder members supports the updated allocation entitlement distribution of the 2002 Zoning Development Agreement as presented by The Householder Group LLC. The members are as follows;


Doug Bowers/Joe Johnsen
KRR Wolf Creek LLC

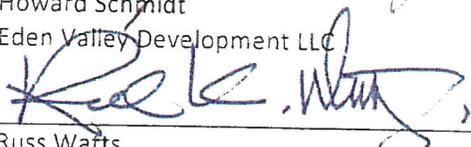
5/14/14
Date


John Lewis/Joe Buchanan
Capon Capital LLC

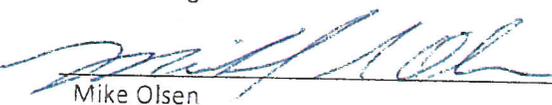
5-14-14
Date


Howard Schmidt
Eden Valley Development LLC

5-14-14
Date


Russ Watts
Eden Village LLC

5/14/14.
Date


Mike Olsen
For America First Federal Credit Union

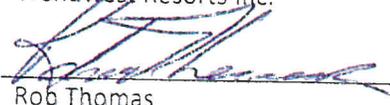
5-14-14
Date

Greg Mauro/Paul Strange
Summit Mountain Holding Group LLC

Date

Alan Elliott
Trendwest Resorts Inc.

Date


Rob Thomas
Wolf Creek Water & Sewer Improvement District

5-16-14
Date

2014 Zoning Development Agreement (ZDA) Update

Wolf Creek Resort

2002 ZDA				
Zone	Density	Total Acres	Undeveloped Acres	Units
O-1	***Open Space	1,731.45	1,731.45	0
CV-2	Limited Commercial	21.12	21.12	250
FR-3	*6.0 DU/acre	160.47	136.92	704
RE-15	**1.75 DU/acre	517.56	444.35	664
RE-20	1.5 DU/acre	46.94	35.75	28
FV-3	1 DU/3 acre	40.00	40.00	13
AV-3	0	84.74	84.74	0
FRC-1	1	9.11	9.11	1
Total			2,503.44	1,660
Project Total		2,611.39		

* DU/acre is an average for all parcels zoned FR-3

** DU/acre is an average for all parcel zoned RE-15

*** An additional 190.00 acres of Open Space will be required within zones FR-3, RE-15 and FV-3
Total Open Space including AV-3 = 2,006.19 acres

2014 Updated ZDA						
Zone	Density	Total Acres	Undeveloped Acres	Units	Remaining	Adjusted
O-1	***Open Space	1,731.45	1,731.45	0	0	0
CVR-1	Limited Commercial	26.65	19.61	250	250	237
FR-3	*6.0 DU/acre	175.21	23.91	1,012	142	1,004
RE-15	**1.75 DU/acre	685.53	260.97	964	455	941
RE-20	1.5 DU/acre	46.94	0.00	63	0	63
FV-3	1 DU/3 acre	40.00	40.00	13	13	12
AV-3	0	77.75	62.94	0	0	0
FR-1	1	9.11	9.11	1	1	1
Total				2,303	861	2,258
Project Total		2,792.64	2,147.99	2,258	-45	

* DU/acre is an average for all parcels zoned FR-3

** DU/acre is an average for all parcel zoned RE-15

*** An additional 190.00 acres of open space will be required within zones FR-3, RE-15 and FV-3
Total Open Space including AV-3 = 2,006.19 acres

Developed/Approved Projects

WC Zoning Parcel	Zone	Project	Approved Unit Total	Recorded Units	Future Units	Parcel Total	Project Acreage Total
Parcel 1	RE-15	Future	NA	NA	NA	NA	249
Parcel 2	FV-3	Future	NA	NA	NA	NA	40
Parcel 3	FR-3	Fairways	115	59	56		38.57
		Hidden Oaks	8	8	0		4.47
Parcel 4	FRC-1	Future	NA	NA	NA	123	12.99
Parcel 5	FR-3	Future	NA	NA	NA	NA	9.11
Parcel 6	RE-15	Fairway Oaks	37	37	0	37	9.84
Parcel 7	RE-20	Wolf Ridge	23	23	0	23	10.94
		Wolf Ridge	18	18	0		11.19
Parcel 8	RE-15	The Retreat	45	18	27	63	35.74
		Elkhorn	91	91	0		63.07
		Highlands	140	140	0		105.30
		Trappers Ridge	149	129	20		70.26
Parcel 9	FR-3	Future	NA	NA	NA	380	11.97
		Moose Hollow	168	168	0		16.13
		Cascades	48	48	0		8.47
Parcel 9-1	CV-2	Powder Canyon	60	20	40		7.84
Parcel 10	FR-3	Welcome Center	0	NA	NA	276	1.30
		Wolf Star	38	38	0		5.35
Parcel 11	Discontinued	Future	NA	NA	NA	38	10.92
Parcel 12	CV-2	NA	NA	NA	NA	NA	NA
Parcel 12-1	CVR-1	Future	NA	NA	NA	NA	9.47
Parcel 13	FR-3	Future	NA	NA	NA	NA	4.77
		Wolf Creek Village	30	30	0		2.11
Parcel 14	CV-2	Trendwest	112	64	48	142	8.86
		Future	NA	NA	NA	NA	2.68
Parcel 14-1		Clubhouse	0	NA	NA	NA	1.74
Parcel 15	AV-3	Future	NA	NA	NA	NA	0.95
Parcel 15-1	CV-2	Future	NA	NA	NA	NA	80.43
Parcel 16	FR-3	RV Storage	0	NA	NA	NA	3.28
Parcel 17	RE-15	The Ridge	48	0	48	48	16.04
Parcel WL	FR-3	Eagles Landing	106	10	96	106	167.97
		Wolf Lodge	144	144	0	144	16.04
Parcel Apple Knoll	FR-3	Apple Knoll/Villages at Wolf Creek	62	62	0	62	7.59
			1,442	1,107	335		

10-22

C2002-139

WEBER COUNTY

ZONING DEVELOPMENT AGREEMENT



PARTIES: The parties to this Zoning Development Agreement ("Agreement") are Wolf Creek Properties, L.C. ("petitioner") and Weber County Corporation ("the County").

EFFECTIVE DATE: The effective date of this Agreement shall be the date that this document is signed by all parties and recorded.

RECITALS: Whereas, the petitioner seeks approval for the amended Master Plan for the Wolf Creek Resort which includes the re-zoning of property within the Wolf Creek Resort, generally located in the Eden area of the Ogden Valley, and more specifically as described in the legal descriptions attached hereto and incorporated herein by this reference ("the property"); and, as shown on the attached Master Plan Map, within the unincorporated area of Weber County, Utah for the purpose of continuing the future development of the Wolf Creek Resort as follows:

ZONE	DENSITY	TOTAL ACRES	UNDEVELOPED ACRES	UNITS
O-1	***Open Space	1731.45	1731.45	0
CV-2	Limited Commercial	21.12	21.12	250
FR-3	*6.0 DU/acre	160.47	136.92	704
RE-15	**1.75 DU/acre	517.56	444.35	664
RE-20	1.5 DU/acre	46.94	35.75	28
FV-3	1 DU/3 acres	40.00	40.00	13
AV-3	0	84.74	84.74	0
FRC-1	1	9.11	9.11	1
	<u>TOTAL</u>	<u>n/a</u>	<u>2503.44</u>	<u>1660</u>
	<u>PROJECT TOTAL</u>	<u>2611.39</u>		<u>2152</u>

- * DU/acre is an average for all parcels zoned FR-3
- ** DU/acre is an average for all parcels zoned RE-15
- ***An additional 190.00 acres of open space will be required within zones FR-3, RE-15 and FV-3.
- Total Open Space including AV-3 = 2006.19 acres

AND WHEREAS, the 21.12 acres re-zoned to the CV-2 designation shall be limited to the following uses:

- | | | |
|-------------------------------------|---|---|
| <u>Arts and Crafts Store</u> | <u>Art Gallery</u> | <u>Bed and Breakfast Inn</u> |
| <u>Health and Fitness Club</u> | <u>Bank</u> | <u>Bed and Breakfast Hotel</u> |
| <u>Cafe</u> | <u>Community Center/Meeting Room</u> | <u>Liquor Store</u> |
| <u>Medical/Dental Office</u> | <u>Deli/Small Grocery Store</u> | <u>Beer Parlor, sale of draft beer</u> |
| <u>Sporting Goods Store</u> | <u>Salon/Barber Shop</u> | <u>Antique, import or souvenir</u> |
| <u>Dry Cleaning Pick up Station</u> | <u>Florist Shop</u> | <u>Hotel, Condo/Hotel</u> |
| <u>Ice Cream and Coffee Shop</u> | <u>Local Artist Shop</u> | <u>Temporary building for uses incidental to</u> |
| <u>Pet Grooming and Supplies</u> | <u>Insurance Agency</u> | <u>Construction work. Such buildings shall be</u> |
| <u>Legal Office</u> | <u>Book Store</u> | <u>Removed upon the completion of the</u> |
| <u>Music and Video Store</u> | <u>Office Supply</u> | <u>work.</u> |
| <u>Real Estate Agency</u> | <u>Restaurant</u> | |
| <u>Travel Agency</u> | <u>Interior Decorator Establishment</u> | |

WHEREAS, the developer agrees to submit a Landscape Plan for the Sewer Pond area which includes plans for the irrigation and maintenance for such landscaping, shall be approved administratively and installation of such landscaping materials shall be completed within six (6) months of the signing and recordation of this document; and

F:\FORMSMAN\3-ZONS\208

E# 1883524 BK2276 PG990/
DOUG CROFTS, WEBER COUNTY RECORDER
22-OCT-02 4:27 PM FEE \$.00 DEP JPM
REC FOR: WEBER COUNTY PLANNING

WHEREAS, the County seeks to promote the health, welfare, safety, convenience and economic prosperity of the inhabitants of the County through the establishment and administration of Zoning Regulations concerning the use and development of land in the unincorporated area of the County as a means of implementing adopted Land Use Master Plans of all or part of the County; and

WHEREAS, the Petitioner has requested that certain property be re-zoned for purposes of allowing the Petitioner to develop the property in a manner which has been outlined to the Planning Commission; and

WHEREAS, the Petitioner considers it to it's advantage and benefit for the County to review it's petition for re-zoning based upon having prior knowledge of the development that is proposed for the property so as to more completely assess its compatibility with the County's General Plan and for the area and the existing land use surrounding the property.

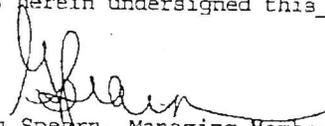
NOW THEREFORE, for good and valuable consideration in receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. The County will re-zone the property described in attached legal descriptions and as described above, for the purpose of allowing the Petitioner to construct the allowed uses on the property.
2. The petitioner shall develop the subject property based on development plans submitted and reviewed as proscribed in the Weber County Zoning and Subdivision Ordinances and any other applicable State or Federal law or regulation.
3. No other uses shall be approved until or unless this Agreement and the approved Master Plan are amended or voided.
5. The responsibilities and commitments of the petitioner and the County as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the petitioner/owner and shall be recorded in the Office of the Weber County Recorder.
6. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.
7. The County will issue Land Use and Conditional Use Permits for only those uses determined to be within the general land use types listed above and more specifically on more detailed development plans for the project or major phase thereof submitted to and approved by the County.
8. The following conditions, occurrences or actions will constitute a default by the petitioner:

A written petition by the petitioner, filed with the County seeking to void or materially alter any of the provisions of this Agreement.

- 9. In the event that any of the conditions constituting default by the petitioner, occur, the County finds that the public benefits to accrue from re-zoning as outlined in this Agreement will not be realized. In such a case, the County shall examine the reasons for the default and proposed major change of plans, and either approve a change in the Master Plan or initiate steps to revert the zoning designation to its former zone.
- 10. The parties may amend or modify the provisions of this Agreement, the Master Plan and list of use types only by written instrument and after considering the recommendation of the Planning Commission, which may hold a public meeting to determine public feeling on the proposed amendment or modification.
- 11. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per approved development plans or until the property covered herein has been reverted to its former zone designation as a result of default.
- 12. Nothing contained in this Agreement constitutes a waiver of the County's sovereign immunity under any applicable state law.
- 13. In the event that legal action is required in order to enforce the terms of this agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this agreement from the defaulting party.
- 14. This agreement constitutes the entire agreement between the parties. No changes or alternatives may be made in this agreement except in writing signed by both parties.

Approved by the parties herein undersigned this 11th day of October, 2002


 Greg Spear, Managing Member
 Wolf Creek Properties, L.C.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)

E: 1883524 BK2276 P6992

COUNTY OF WEBER)

) SS

On this 11th Day of October, 2002, Chris Spear personally appeared before me, duly sworn, did say that he is the Managing Member of the corporation which executed the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors that the said corporation executed the same.

[Handwritten signature of Miki Bringhurst]
NOTARY PUBLIC



My commission expires 6-1-04

[Handwritten signature of Kenneth A. Bischoff]
~~Glen H. Burdon, Chair~~ Kenneth A. Bischoff, Vice Chair
Weber County Commission

ATTEST:

[Handwritten signature of Linda G. Luceford]
Linda G. Luceford, CPO
Weber County Clerk/Auditor

Documents Attached:

Exhibit A: Copy of legal descriptions

E# 1883524 BK2276 PG993

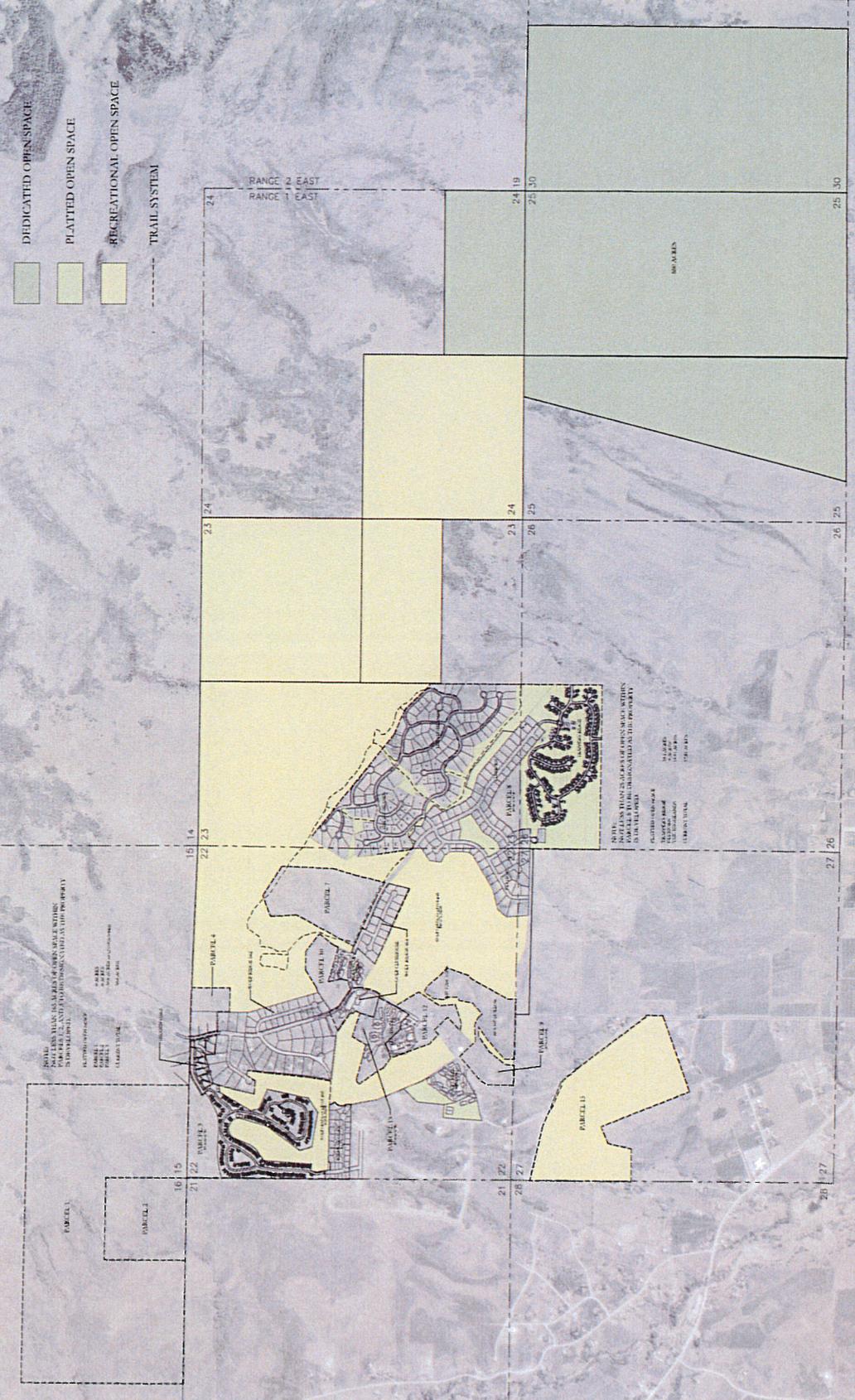
[Handwritten initials]



WOLF CREEK RESORT

LOCATED IN SECTIONS 15, 16, 21, 22, 23, 24, 25, 26, & 27
TOWNSHIP 77 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTMH

- DEDICATED OPEN SPACE
- PLANNED OPEN SPACE
- RECREATIONAL OPEN SPACE
- TRAIL SYSTEM



THESE PARCELS ARE SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

- 1. EASEMENT FOR UTILITY LINES
- 2. EASEMENT FOR ACCESS
- 3. EASEMENT FOR WATER
- 4. EASEMENT FOR FLOOD CONTROL
- 5. EASEMENT FOR TRAIL SYSTEM

THESE PARCELS ARE SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

- 1. EASEMENT FOR UTILITY LINES
- 2. EASEMENT FOR ACCESS
- 3. EASEMENT FOR WATER
- 4. EASEMENT FOR FLOOD CONTROL
- 5. EASEMENT FOR TRAIL SYSTEM

JACK JOHNSON COMPANY
 COMPANY OF THE STATE OF UTAH
 1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UTAH 84119
 PHONE: (801) 466-1000 FAX: (801) 466-1001
 WWW.JACKJOHNSON.COM

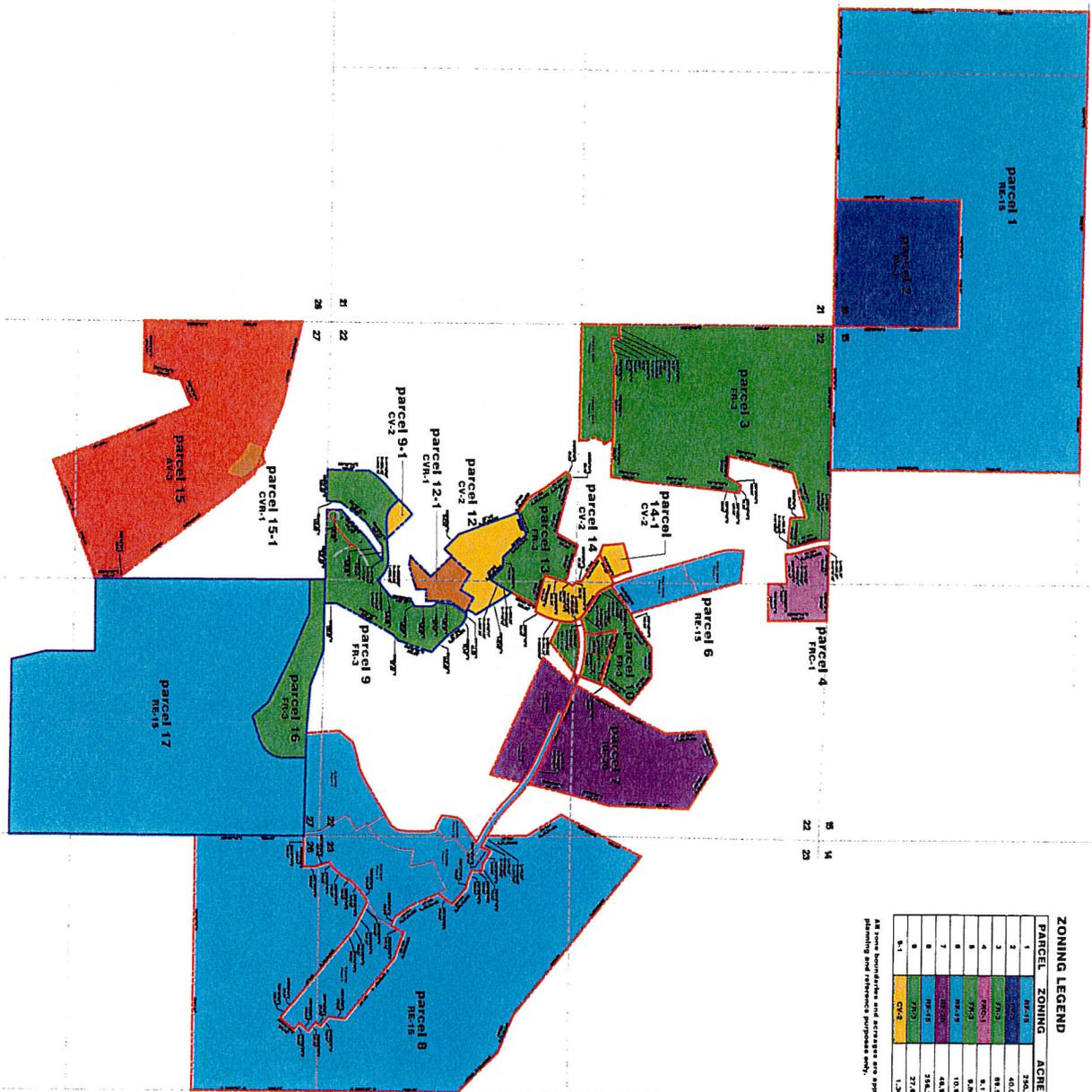
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2	11/15/10	JJ
3	12/15/10	JJ
4	01/15/11	JJ
5	02/15/11	JJ
6	03/15/11	JJ
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96	09/15/18	JJ
97	10/15/18	JJ
98	11/15/18	JJ
99	12/15/18	JJ
100	01/15/19	JJ

WOLF CREEK ASSOCIATES
WOLF CREEK RESORT

OPEN SPACE
 MASTER PLAN | **OS1**

WOLF CREEK RESORT - MASTER OPEN SPACE PLAN

BASED ON THE APPROVED ZONING
 MAP AND THE MASTER PLAN FOR THE RESORT
 DATED 11/15/10 BY JACK JOHNSON COMPANY
 11/15/10



ZONING LEGEND

PARCEL ZONING	ACREAGE	PARCEL ZONING	ACREAGE
1 RE-15	258.28	10 FR-3	16.24
2 RE-15	40.00	12 CV-2	10.18
3 FR-3	88.58	13 CV-1	4.77
4 FR-3	8.11	14 FR-3	12.90
5 RE-15	8.90	15 AV-2	8.32
6 RE-15	10.90	16 CV-1	1.84
7 RE-15	48.84	17 FR-3	1.48
8 RE-15	258.28		
9 FR-3	27.68		
11 RE-15	1.20		

All zone boundaries and acreages are approximate and should be used for general planning and reference purposes only.

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MASTER ZONING PLAN

ZONING MAP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
RE-15																

Ogden Valley Township Planning Commission Cluster Subdivision Work-Session

WS1.

Discussion:

1. Review of Example “Sketch Plan Approval” Processes.
 - a. Summit County, Utah
 - i. Summit County Code.
 - ii. Summit County Sketch Plan Application Form.
 - b. Boulder County, Colorado
 - i. Boulder County Code (Article 5).
 - ii. Boulder County Sketch Plan Application Form.

2. Review of Weber County Cluster Subdivision Draft and Application Form.
 - a. Section 108-3-1 Purpose and Intent.
 - b. Section 108-3-2 Approval Procedure.
 - c. Cluster Subdivision Sketch Plan Endorsement Application.
 - d. Other.

Summit County Code

Sketch Plan Approval

D. Submission Requirements: An application for the Cluster Bonus/Agricultural Preservation Subdivision of property approval shall not be accepted as complete unless such application contains the information set forth herein; provided, however, that the CDD or designated planning staff member may request, and the applicant shall submit, such additional information as may be needed to ascertain whether such application conforms to the requirements of this Title. The CDD or designated planning staff member may also determine that due to the nature of the parcel and of the subdivision proposed, some of the submission requirements can be waived in an effort to simplify the application process. (Ord.481, 3-12004; amd. 2004 Code)

1. Sketch Plan: Prior to submitting a formal application for development review, an applicant shall submit a sketch plan, which shall be prepared in pen or pencil, and shall be drawn to a convenient scale of not more than one hundred feet to an inch (1" = 100'), and shall show the following information:

- a. The creation date of the parcel(s) to be subdivided in accordance with the definition of a "lot of record", as defined in Appendix A of this Title.
- b. The name of the subdivision. This name shall not duplicate the name of any plat previously recorded.
- c. Name and address, including telephone number, of the legal owner, and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date, and land records reference. 11-4-9
- d. Legal description and location of property, including citation of any existing legal rights of way, irrigation ditches, or easements affecting the property; and existing covenants on the property, if any.
- e. The approximate location, dimensions, and areas of all proposed or existing lots, existing easements, burial grounds, railroad rights-of-way, watercourses, and names of all existing streets or other public roads adjacent to the proposed lots.
- f. A delineation of environmentally sensitive areas including, but not limited to, wetlands, and slopes exceeding thirty percent (30%), and ridgelines.
- g. Identification of the means for providing water supply, power, sanitary sewage systems, collection and discharge of surface water drainage, and fire protection, including an analysis of the feasibility of connecting to a centralized sewer disposal or water systems if requested.

- h. All areas within and adjacent to the project, including areas separated by a street, highway, road, right-of-way, railroad line, or stream or watercourse, under common ownership, shall be identified in the sketch plan.
- i. A site specific agricultural plan shall be required to be submitted at the time of sketch plan. The purpose of this study will be to identify the significant features and characteristics that make the property viable for agricultural use. Development should be planned in such a way as to preserve or enhance the agricultural use of the property. (Ord. 481, 3-1-2004)
- j. All contiguous property under one ownership shall be planned in a unified and comprehensive fashion and shall be included in an application for subdivision consideration and approval. (Ord. 481, 3-1-2004; amd. 2004 Code)



Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
Phone: 435-615-3124
Fax: 435-615-3046
www.summitcounty.org

EASTERN SUMMIT COUNTY

CHECKLIST AND REVIEW PROCEDURE FOR SKETCH PLAN

• SUBMISSION REQUIREMENTS

- *Application form:* Completed and signed by the property owner(s).
- *Approval of the property owner(s) if different from the applicant:* The property owner(s) must sign the back of the application form, or submit a letter indicating their ownership and authorization for the submittal of the application.
- *Fee:*
 - *Residential Project:* \$20.00 per lot/unit
 - *Non-Residential Project:* \$95.00 per acre of disturbed land or 1,000 sq ft of building footprint area, whichever is greater (if the development area is less than one acre, the fee shall be \$95.00)
- *Warranty deed(s):* Please submit current deed(s) for each parcel involved in the Sketch Plan; available from the Summit County Recorders Office.
- *1 copy of a detailed Sketch Plan (11" x 17" minimum paper size, drawn to scale), including:*
 - Vicinity Map and North Arrow;
 - The creation date of the parcel(s) to be developed in accordance with the definition of a "lot of record" as defined in Appendix A of the Development Code;
 - The name of the development. This name shall not duplicate the name of any plat previously recorded;
 - Name and address, including telephone number of legal owner(s) and/or authorized representative, and citation of last instrument conveying each parcel of property involved in the proposed development, giving grantor, grantee, date and lands records reference;
 - Legal description and location of property, including citation of any existing legal rights-of-way, irrigation ditches, or easements affecting the property; and existing covenants on the property, if any;
 - The approximate location, dimensions, and areas of all proposed or existing lots, existing structures, existing easements, watercourses, and names of all existing streets or other public roads adjacent to the proposed development;
 - A delineation of environmentally sensitive areas, including, but not limited to wetlands, slopes exceeding 30%, floodplains and ridgelines;
 - Identification of the means for providing water supply, power, sanitary sewage, collection and discharge of surface water drainage, and fire protection, and an analysis of the feasibility of connecting to a centralized sewer disposal or water

system (if applicable);

- All areas within and adjacent to the project, including areas separated by a street, highway, road, right-of-way, or stream or watercourse under common ownership.
- *If the application is for a Cluster Bonus/Agricultural Preservation Subdivision, a site specific agricultural plan shall be required to be submitted at time of Sketch Plan. The purpose of this study will be to identify the significant features and characteristics that make the property viable for agricultural use. Development should be planned in such a way as to preserve or enhance the agricultural use of the property.*
- *If the application is for a Specially Planned Area (SPA), the Sketch Plan shall include a written statement describing how the proposed development will further the goals and objectives of the General Plan and sufficient information to demonstrate the general design philosophy for the project.*

- *ADDITIONAL INFORMATION MAY BE REQUIRED.*



Community Development Department
 P.O. Box 128
 60 North Main Street
 Coalville, Utah 84017
 Phone: 435-615-3124
 Fax: 435-615-3046
 www.summitcounty.org

SKETCH PLAN APPLICATION FORM

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

E-Mail Address: _____ Fax: _____

Authorized Representative to Whom All Correspondence is to be Sent:

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

E-Mail Address: _____ Fax: _____

Project Information:

Parcel #: _____ Subdivision Name: _____

Address: _____ Section: _____ Township: _____ Range: _____

Do you currently have constructions plans turned in for Building Permit review? YES (plan check #) _____ NO

Project Description (acreage, building square footage, number of lots, etc.):

FOR OFFICE USE ONLY

- Residential Project:** \$20.00 per lot/unit
- Non-Residential Project:** \$95.00 per acre of disturbed land or 1,000 sq ft of building footprint area, whichever is greater (if the development area is less than one acre, the fee shall be \$95.00)

- Snyderville Basin**
- Eastern Summit County**

RECEIPT #: _____ DATE RECEIVED: _____ RECEIVED BY: _____

OWNER(S) ACKNOWLEDGEMENT

All application fees must be paid at time of application submittal. No application will be processed until all application fees are paid. Notification and publication fees for required public hearing notices (individual notices mailed to property owners - \$2.00 per notice; 14 day publication of legal notice in local newspaper - cost of notice) will be billed to applicant at the time a hearing is scheduled. Notification fees must be paid within 10 days of billing.

PLEASE NOTE REGARDING FEES; the payment of fees and /or the acceptance of such fees by County Staff does not constitute any sort of approvals, vesting, or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will ultimately make such determinations.

I hereby declare under penalty of perjury that this application form, and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Summit County may rescind any approval or sufficiency determination, or take other appropriate action.

Owner(s) Signature: _____ Date: _____



Boulder County Land Use Department
Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930 • Fax: 303-441-4256
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Monday — Friday 8:00 a.m. to 4:30 p.m.
Closed Tuesdays 8 to 10 a.m.

Article 5



Subdivision Regulations

Article 5 • Subdivision Regulations

5-100 Sketch Plan

5-101 Introduction

- A. The sketch plan is the first step of the three step approval process to plat unsubdivided land. During this step, public hearings will be held before the Planning Commission and the Board of County Commissioners. The applicant must receive sketch plan approval or conditional approval in order to proceed to the second step, the preliminary plan.
- B. The sketch plan process will review, at a conceptual level, the feasibility and design characteristics of the development proposal based on the standards set forth in this Section. Residential densities will be based on unit types and/or commercial/industrial square footage limits, as established in Article 4 of this Code, with the understanding that additional technical engineering design material, survey work and preparation of required documents will be submitted for review at later steps in the application review process.
- C. The preliminary plan and final plat may be combined with the sketch plan if the proposed development contains 7 subdivided lots or less and development of the lots does not require extensive engineering. The Director shall determine whether a particular application may combine sketch plan, preliminary plan, or final plat processes.

5-102 Standards and Conditions for Sketch Plan Approval

- A. The Planning Commission and the Board of County Commissioners shall not approve a sketch plan proposal until the applicant has adequately shown that the proposal meets the following:
 - 1. The design conforms to the criteria established in Section 7-200.
 - 2. A water source is designated and the method of distribution within the proposed platted subdivision is defined. Also necessary, as applicable, are a preliminary agreement for water service from the appropriate water provider, well permits from the State Engineer, preliminary evidence on the availability of water, and/or a preliminary water augmentation proposal. In accordance with Section 7-300, the water supply must be adequate for the type of platted subdivision proposed.
 - 3. Either a written commitment to provide a public sewage disposal system or a sewage disposal system which complies with state and local laws and regulations, in accordance with Section 7-400.
 - 4. The develop proposal conforms with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.
 - 5. The proposed methods for fire protection comply with Section 7-1100.
 - 6. The proposed uses for all areas are appropriate and the design is based on the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, flood plain, airplane flight overlays, or other constraints.
 - 7. Services are available and adequate to meet the needs of the proposed platted subdivision including transportation, police protection, schools, recreation, telephone, mail, gas, electric power and other services, and comply with Section 7-1200.

5-103 Planning Commission Consideration of a Sketch Plan Proposal

- A. Planning Commission action on a sketch plan proposal shall include either a recommendation of:
 - 1. approval of the sketch plan;
 - 2. conditional approval, including a listing of all conditions; or
 - 3. denial, including a listing of reasons for denial.
- B. If the Planning Commission determines that more information is required for a decision to be made on the proposal, they may table their consideration of the sketch plan, in accordance with the provisions of Section 3-205.
- C. Following action under Section 5-103(A):
 - 1. The Land Use Director shall certify the action by the Planning Commission and transmit this certificate to the Board of County Commissioners.
 - 2. The Director shall transmit this certificate to the applicant.
 - 3. This certificate shall include any special conditions of approval or reasons for denial and the date, place, and time of the hearing before Board of County Commissioners.
- D. The Planning Commission may reserve the right to reconsider sketch plan issues during their consideration of the preliminary plan or final plat.

5-104 Board of County Commissioners' Consideration of a Sketch Plan Proposal

- A. Board action on a sketch plan proposal shall include either:
 - 1. Approval of the sketch plan.
 - 2. Conditional approval of the sketch plan, including a listing of all conditions. The Board may specify conditions which shall be satisfied prior to the filing of a preliminary plan application.
 - 3. Denial of the sketch plan, including a listing of the reasons for denial.
 - 4. The Board may table their consideration of a sketch plan for more information from the applicant, or they may return the sketch plan to the Planning Commission for the Commission's reconsideration at a public hearing, in accordance with the provisions of Section 3-205.
- B. Following action by the Board:
 - 1. The Director shall certify any action taken by the Board and shall transmit such certification to the applicant.
 - 2. The certification of action shall also specify the sketch plan expiration dates as defined in Section 5-500 of this Code.
 - 3. The Board may reserve the right to reconsider sketch plan issues during their consideration of the preliminary plan or final plat.



**Boulder County
Land Use Department
Publications**

Planning Review Fee Schedule

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Planning Division:
Phone: 303-441-3930
Fax: 303-441-4856

Email: planner@bouldercounty.org
Website: www.bouldercounty.org/lu

Office Hours:
Monday – Friday 8 a.m. to 4:30 p.m.
Closed Tuesdays 8 to 10 a.m.

Planning Review Fee Schedule

Process	Non-Refundable Deposit/Fee (\$)
Appeal of Administrative Decision - \$500 deposit and time billed for staff up to a total amount of \$1,000. If the appellant prevails with the Board of Adjustment, the deposit and any additional payments will be refunded	500.00
Comprehensive Plan Change (for individual site specific requests)	500.00
Correction Plat	100.00
Development Plan Review for Oil and Gas Production (Flat Fee)	400.00
* Exemption Plat	300.00
Extension of Approval	100.00
Location and Extent	450.00
Limited Impact Special Use Review	400.00
Preliminary Plan and/or Final Plat	750.00
Renewable Energy System; Residential (Flat Fee)	100.00
Renewable Energy System; Non-Residential (Flat Fee)	500.00
* Replat	500.00
Rezoning	500.00
Road/Easement Vacation	300.00
Road Name Change	200.00
Site Plan Review for new structures or additions 2,000 square feet and larger (Flat Fee)	1,075.00
Site Plan Review for new single family structures less than 2,000 square feet	400.00
Site Plan Review for additions and accessory structures less than 2,000 square feet, grading less than 500 cubic yards, changes in use, and commercial telecommunications facility (Flat Fee)	540.00
Site Plan Review for additions and accessory structures less than 2,000 square feet on a conservation easement (Flat Fee)	400.00
Amendments to a Site Plan	540.00
Site Plan Review Waiver (Flat Fee)	260.00
Site Specific Development Plan	800.00
Sketch Plan	1,000.00
Subdivision or PUD (Combined Process SP/PP/FP/SSDP)	1,000.00
* Subdivision Exemption	300.00
Special District	500.00
Special Use/SSDP	1,000.00
Special Use Monitoring	100.00
State Interest Reviews (1041)	500.00
Variance	250.00
Public Notice Sign Deposit (refundable)	25.00

* Subdivision Exemptions, Replats, and Exemption Plats that are proposed to extinguish a Building Right are not required to pay an application fee.

Note: Non-refundable deposits are usually exceeded. The Land Use Department will bill on a monthly basis once the fee is exceeded. Amendments require the same non-refundable fee as the original process.



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Shaded Areas for Staff Only

Intake Stamp

Application Form

Project Number		Project Name		
No Application Deadline		Application Deadline: First Wednesday of the Month	Application Deadline: Second Wednesday of the Month	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:	<input type="checkbox"/> Variance <input type="checkbox"/> Appeal	<input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change	
Location(s)/Street Address(es)				
Subdivision Name				
Lot(s)	Block(s)	Section(s)	Township(s)	Range(s)
Area in Acres	Existing Zoning	Existing Use of Property		Number of Proposed Lots
Proposed Water Supply		Proposed Sewage Disposal Method		

Applicants:

Applicant/Property Owner				Email Address	
Mailing Address					
City	State	Zip Code	Phone	Fax	
Applicant/Property Owner/Agent/Consultant				Email Address	
Mailing Address					
City	State	Zip Code	Phone	Fax	
Agent/Consultant				Email Address	
Mailing Address					
City	State	Zip Code	Phone	Fax	

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner	Printed Name	Date
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

WEBER COUNTY LAND USE CODE
Title 108 - Chapter 3

Cluster Subdivisions

- Sec. 108-3-1. Purpose and Intent
- Sec. 108-3-2. Approval Procedure
- Sec. 108-3-23. General Regulations Development Standards
- Sec. 108-3-3. Lot Area Regulations
- Sec. 108-3-4. Width, Yard and Height Regulations
- Sec. 108-3-5. Additional Design Standards and Requirements
- Sec. 108-3-6. Bonus Density
- Sec. 108-3-7. Open Space Preservation
- Sec. 108-3-8. Owner Association Required
- Sec. 108-3-9. Procedure

Sec. 108-3-1. Purpose and Intent

The intent of this chapter is to encourage the creation and permanent protection of open space, to preserve the rural character and natural beauty of unincorporated Weber County, as called for by the county's general plans. It is not the intent of this chapter to create open space subdivisions with lots sprawled over large areas, or strung out along roadways.

The purpose of this chapter is to provide flexible development standards to landowners that are committed to developing attractive, conservation oriented, neighborhoods that are thoughtfully designed and sited in a manner that considers and gives deference to natural topography, environmentally sensitive areas, wildlife habitat, and/or agriculturally productive lands. It is intended to benefit those that create cluster subdivisions by offering an inherent incentive, in the form of reduced infrastructure costs, and possibly, a substantial increase in residential density. It is equally intended to benefit the residents of Weber County by promoting public welfare through the reduction of long-term infrastructure maintenance costs and the preservation of the County's functional open spaces, picturesque landscapes, and rural character.

Sec. 108-3-2. General Regulations Approval Procedure (Moved from Sec. 108-3-9)

~~A preliminary plan of the cluster subdivision showing the areas within the subdivision to be permanently reserved for recreation and/or open space, and plans showing the proposed use, improvements and method of maintenance of such areas shall be approved by the planning commission and county~~

commission before the cluster subdivision proposal becomes a permitted use in the zone in which it is proposed.

The cluster subdivision approval process shall consist of four phases which include a conceptual sketch plan endorsement from the appropriate township planning commission, a preliminary approval and a final approval from the appropriate township planning commission, and a final approval/acceptance by the Board of Weber County Commissioners. An application related to preliminary, final, and County Commission approval/acceptance shall meet the standards as outlined in this chapter, Title 106 (Subdivisions), and all other applicable standards found within the Weber County Code. An application, related to a conceptual sketch plan endorsement, shall meet the standards and consist of the following as provided below:

1. Payment of a fee, as required by Title 16, Chapter 2 of the Weber County Code of Ordinances, and submittal of a complete Sketch Plan Endorsement Application at least 14 calendar days prior to the planning commission meeting at which the landowner and/or authorized representative wishes to be heard.
2. One (8.5"×11") vicinity map showing the subject property and surrounding area.
3. One (11"×17") conceptual plan that is drawn at a reasonable scale and, to the best of its ability, demonstrates compliance with all applicable codes. The plan shall include, but not be limited to, a north arrow and scale, subdivision boundary according to Weber County records, approximate street location(s), lots (with approximate area calculations), common areas and/or open space parcels (with approximate area calculations), easements, waterways, suspected wetlands, flood plain, existing structures, and contour lines. Information related to topography and contour lines may be submitted on a separate map. Contour information may be waived by the Planning Director if the Director determines that the subject property lacks topographic characteristics that warrant representation.
4. An electronic copy of all forms, documents, and/or information as required above.

